



FOR SALE COMMERCIAL BUILDING

HIGHLIGHTS

- 3089 SF
- CORNER LOT
- EXCEPTIONAL VISIBILITY
- OPEN FLOOR PLAN
- WIDE RANGE OF USES
- FULL COMMERCIAL-GRADE
KITCHEN & BAR
- PRIVATE OFFICE
- ZONED (NB)
NEIGHBORHOOD BUSINESS
- HANDICAP ACCESSIBLE
- 13 DEDICATED PARKING SPACES
- FULL HEIGHT 1300SF BASEMENT

PROPERTY FEATURES



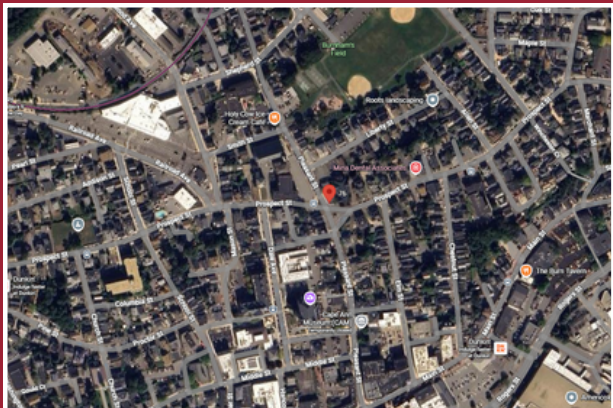
3089 SF



High
Visibility



corner lot



**76 PROSPECT ST
GLOUCESTER, MA**

Asking Price:

\$925,000

**CONTACT US
FOR MORE
INFORMATION:**



SOVEREIGNREALTYADVISORS.COM



978-283-0008



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SOVEREIGN REALTY ADVISORS



This well-maintained, single-story commercial building—totaling approximately 3,089 square feet—formerly the home of Connors Pharmacy for over 40 years and was thoughtfully renovated in 2013 for the Savour Wine & Cheese business. The interior offers a warm, inviting atmosphere with an open and flexible floor plan at the front of the space, suitable for a variety of commercial uses. The rear of the building is equipped with a full commercial-grade kitchen and bar, featuring a large exhaust hood, prep area, dishwasher, three-bay sink, and walk-in cooler.

Additional features include two ADA-compliant restrooms, a private office, handicap accessibility from a dedicated 13-space rear parking lot, and an extremely clean, full-height 1,300-square-foot basement. Prominently positioned at the corner of Prospect Street and Pleasant Street, the property benefits from excellent visibility and strong traffic counts.

SOVEREIGN REALTY

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