



Exterior - Front

MLS # 73471788 - Active
Commercial/Industrial - Office

249 West Main Street - Unit 1
Avon, MA 02322
Norfolk County

List Price: \$1,800

Directions: N Main Street to W Main Street. In downtown Avon, MA.

Ideal for Professionals(Law, Accounting, Insurance, Real Estate, Finance, Consulting), Healthcare & Wellness(Therapists, Counselors, Chiropractor, PT, Nutritionist, Alternative Medicine, Holistic Wellness), Other(IT Support, Engineering, Bookkeeping). Updated, clean, well-maintained, and truly turn-key—this space is ideal for a professional looking to start or consolidate their business into an efficient, highly visible location. The layout offers tremendous flexibility with the option for a reception area, multiple private offices, conference room access, and multiple bathrooms. Features Laminate flooring, recessed lighting, illuminated signage, central air and ample off-street parking. Prime downtown Avon - Main Street location with excellent exposure and easy access to Rt. 24 just moments away! See floor plan for more info.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$96,900	Space Available For: For Lease
Office:	4	1,024	Bldg: \$184,400	Lease Type: Triple Net Lease (NNN), Other (See Remarks)
Retail:	0	0	Total: \$281,300	Lease Price Includes: Building
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File: No
			# Units:	

Total:

Disclosures: **Landlord is a Real Estate Broker. Photos that appear like duplicates have item removal to show the space. For a qualified tenant built in furnishings will be considered for removal.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 11,250 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.26	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 8	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Frame**
Location: **Downtown**
Parking Features: **1-10 Spaces, Improved Driveway, Paved Driveway**
Roof Material: **Combination, Asphalt/Fiberglass Shingles**
Utilities: **Public Water, Private Sewer, Bottled Gas**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1900**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$281,300**
Tax: **\$0** Tax Year: **2025**
Book: **N/A** Page: **N/A**
Cert: **1529429**
Zoning Code: **Mix- Low**
Zoning Desc: **Legal Conforming**
Map: **0D6** Block: **003** Lot: **005**



Exterior - Front



Exterior - Front



Exterior - Side



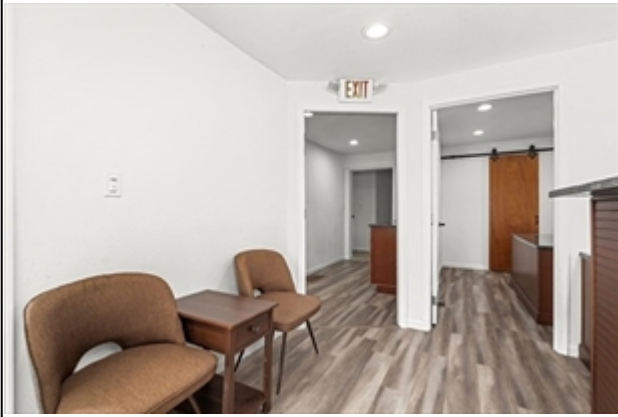
Exterior - Side



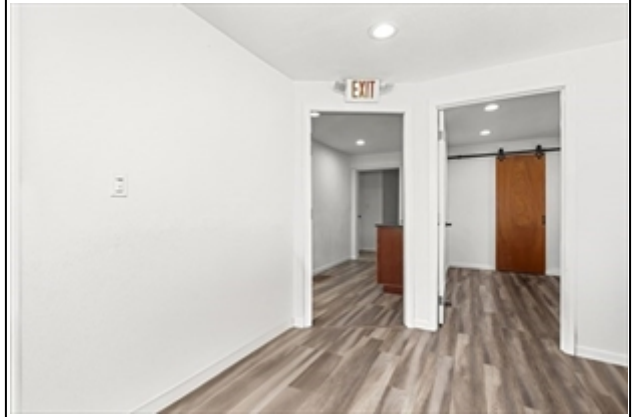
Parking



Exterior - Back



Office



Virtual Staging



Office



Virtual Staging



Office



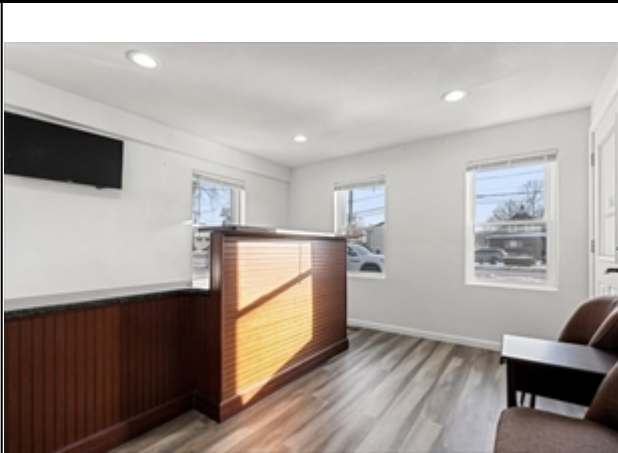
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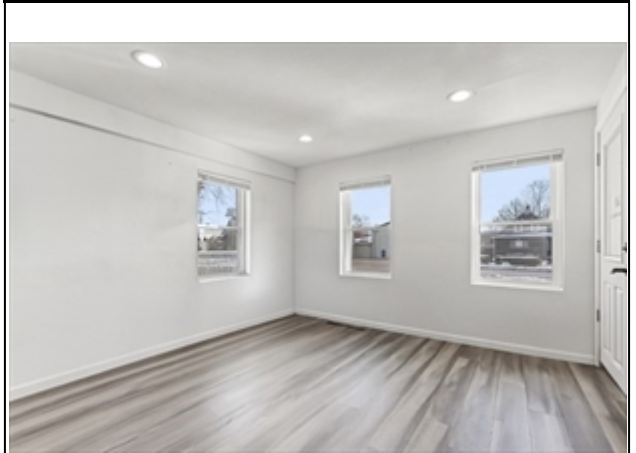
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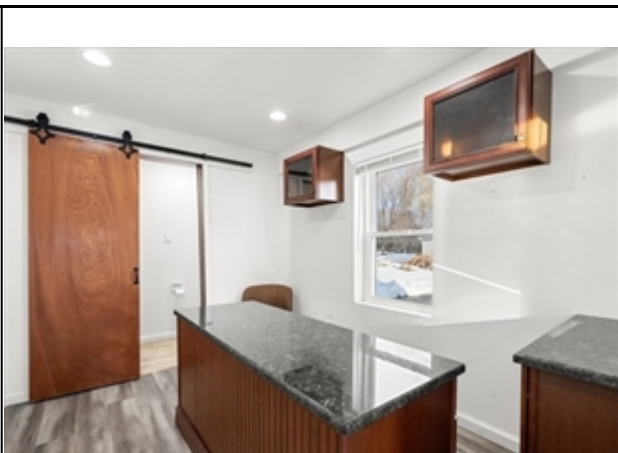
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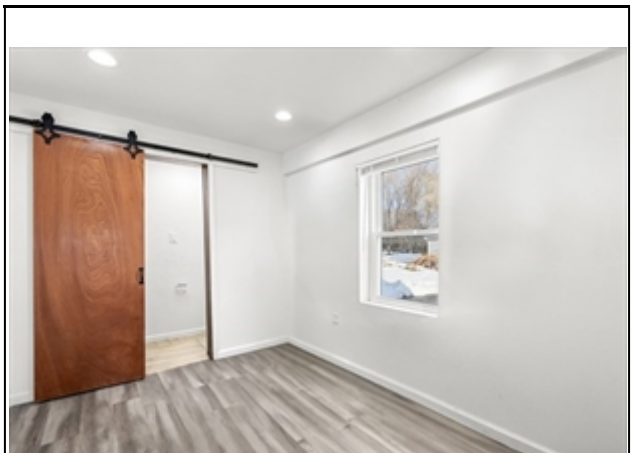
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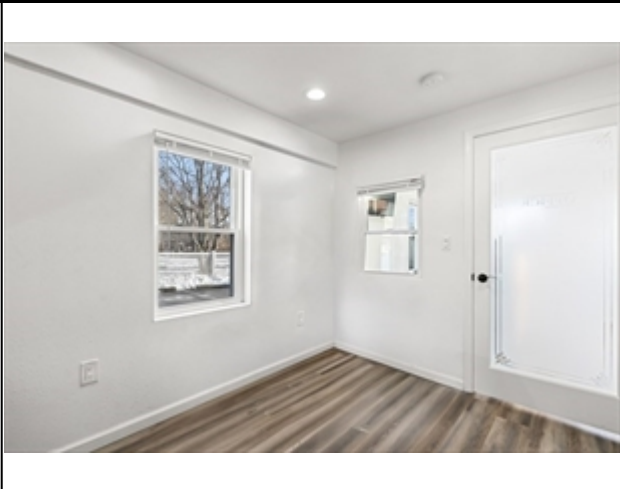
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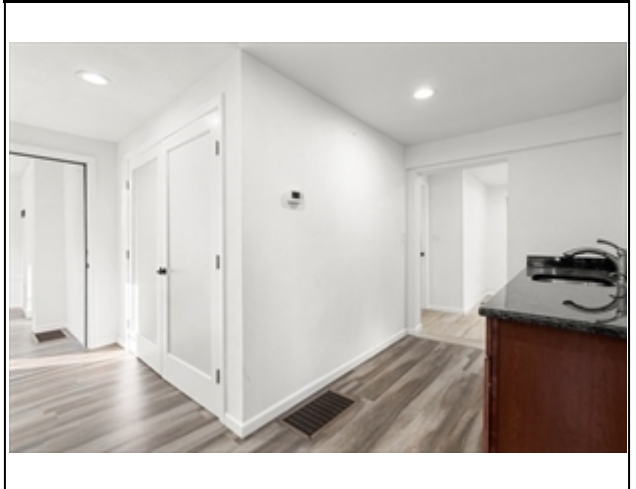
Bathroom - Half



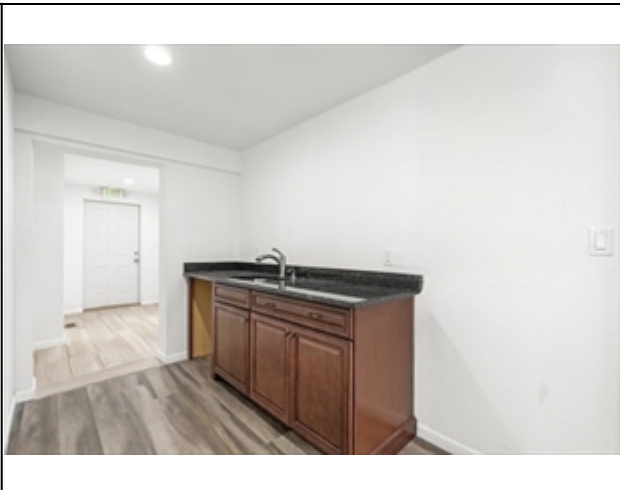
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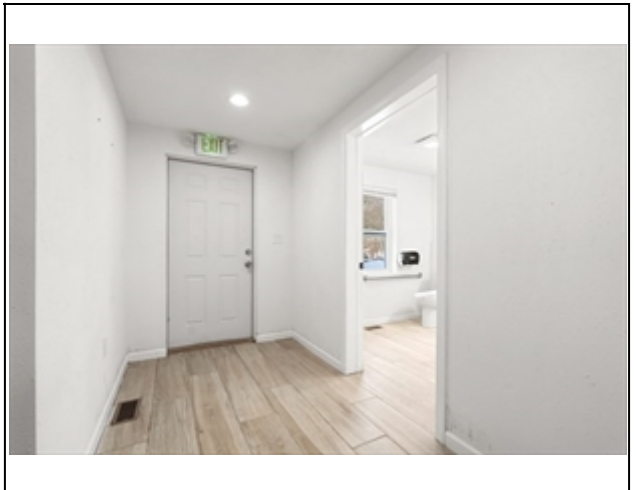
Virtual Staging



Hallway



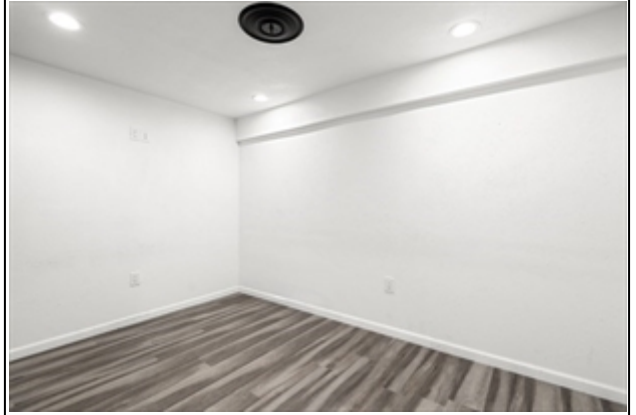
Kitchen



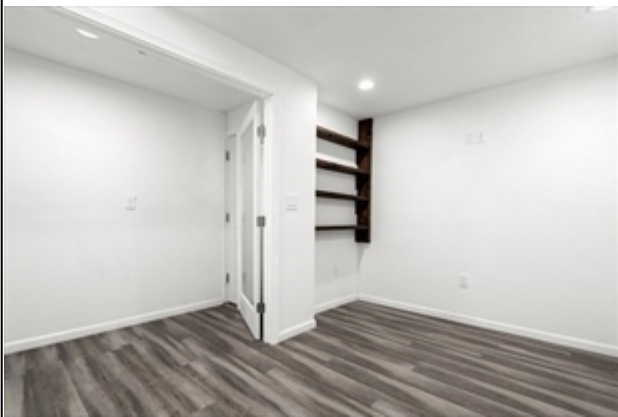
Back Hall



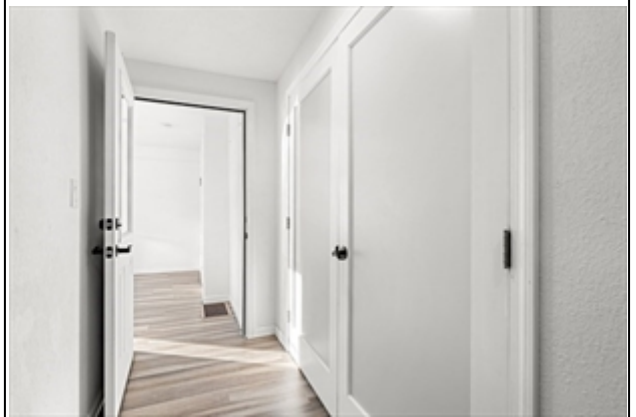
Bathroom - Half



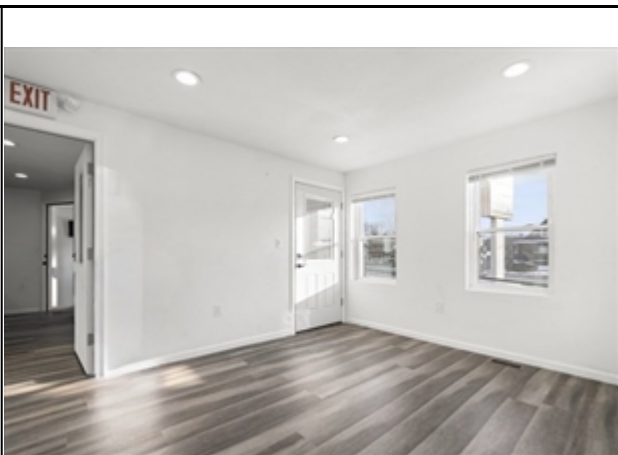
Conference Room



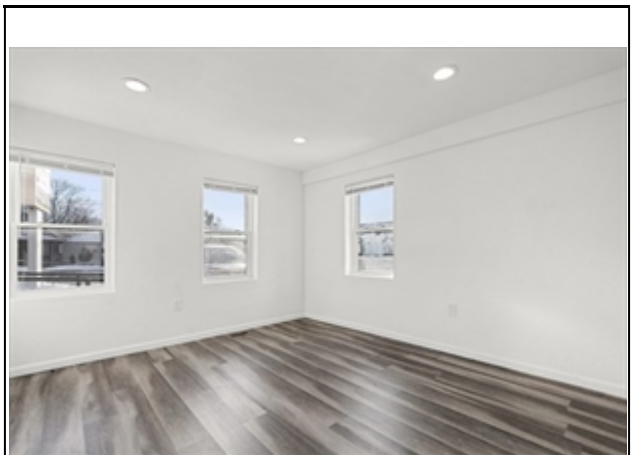
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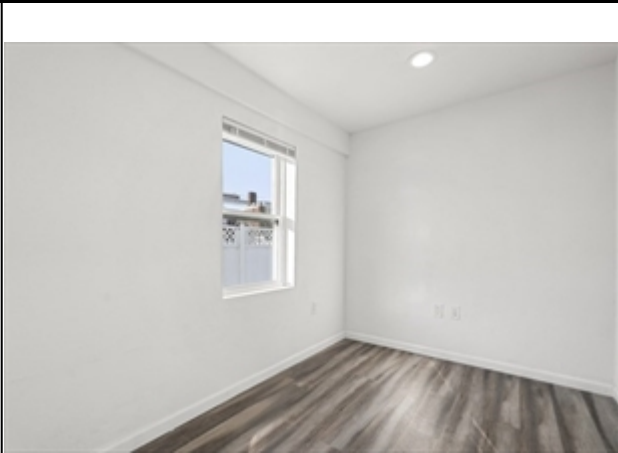
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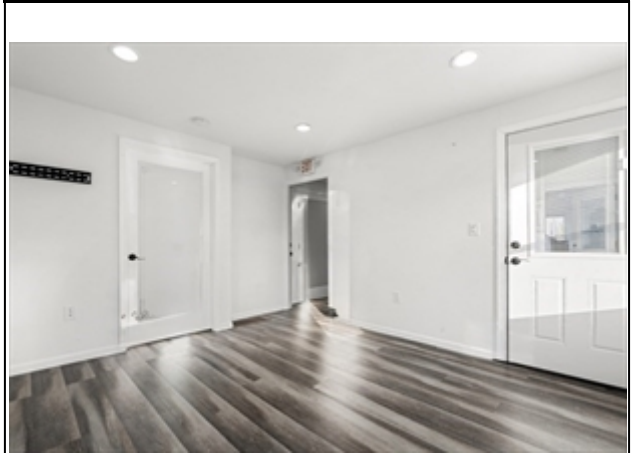
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