

Retail, Office, Showroom, Automotive

**Location, Location, Highly Sought After
Essex, Gloucester, Rockport area single
story building.**

"a service company specializing in restaurants, businesses, & real estate"

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Please call and make an appointment, this is a going business so I ask you respect the request of privacy and non disclosure.
**NOTICE: All potential buyers must sign a
Non Disclosure Agreement No Exceptions !**

**All information provided is in a non specific format, this is to protect the on going business,
as requested by Seller.**

Property Details:

Property consists of a single story high ceiling building, approximately 9,000 sq ft on approximately 1 acre of land, lending itself to many uses such as Retail, Office, Showroom, Automotive Repair, and Sales.

Zoning:

This Zone allows for all of the above making it one of the most sought after locations. Full table of uses is available.

Potential Growth:

Given the prime location and zoning designation, there may be opportunities for future development or renovation to increase the value of the property further.

Investors could explore options for property improvement or expansion to attract higher-paying tenants or increase rental rates.

Location:

Perfectly located on a busy road that provides plenty of visibility. Accessibility to highways like Interstate I-95 aka Route 128. The North Shore area is one of the fastest growing areas in the state, which provides a vibrant business environment for nearly all potential uses.

Note: Current owner would like to retire, which we all strive for! Building showings and more definitive information can be obtained after signing the Non Disclosure.. All showings will be either early mornings or late afternoons. And **MUST BE ACCOMPANIED BY REALTOR.**