



5,000 SF COMMERCIAL BUILDING FOR SALE

OWNER / USER OPPORTUNITY

2210 PROVIDENCE HIGHWAY
WALPOLE, MASSACHUSETTS 02081



5,000 SF COMMERCIAL BUILDING FOR SALE

SIZE: 1.53 Acres (Lots 4-6)

PRICE: \$1,395,000

DESCRIPTION:

5,000 SF commercial building for sale right on Route 1 in Walpole. Just south of the Route 1 and Pine Street intersection. The 5,000 SF building will be delivered vacant and “as is.” There is a full basement that can be access through a garage at the rear of the property.

The property is located on three parcels that total 1.53 acres. Additional neighboring land can be made available for sale. This opportunity fronts Route 1 and is only 1.4 miles from Gillette Stadium. 1.5 miles from the I-95 Route 1 Interchange (Exit 9).

Buyer/Seller/Broker/Agent to perform any and all due diligence. Marketing Flyer is not factual and should not be relied upon.

DAN GARDNER | DAN@DMGBROKERAGE.COM | O: 781.591.3232 X700
83 MORSE STREET, BUILDING #6 | NORWOOD, MA 02062 | 781.591.3232
WWW.DMGBROKERAGE.COM

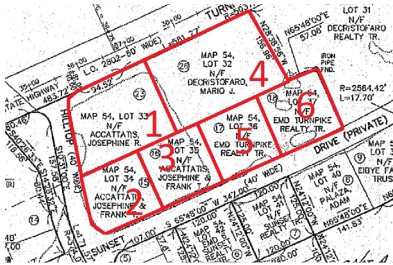


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This marketing flyer has been prepared to provide summary, unverified information to prospective purchasers or tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. DMG Brokerage has not made any investigation, and makes no warranty or representation. The information in the marketing flyer has been obtained from sources deemed reliable; however DMG Brokerage has not verified and will not verify any of the information contained herein or attached, nor has DMG Brokerage conducted any investigation regarding the accuracy or completeness of the information provided. All potential buyers/tenant must take appropriate measure to verify all the information set forth herein and attached.

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