



VERSATILE DRIVE-THRU COMMERCIAL GARAGE WITH EXPANSIVE YARD SPACE

**130 CROSS STREET
WINCHESTER, MASSACHUSETTS 01890**



PROPERTY DESCRIPTION

Opportunity awaits at 130 Cross Street in Winchester — a versatile commercial garage property conveniently located near major highways for easy regional access. The property features a 1,040± SF drive-thru garage building (26' x 40') with two 12' high garage doors, ideal for contractors, storage, distribution, trade operations, and more. Additional exterior space includes a 5,000± SF front yard (100' x 50') and 1,800± SF rear yard (30' x 30'), providing ample room for parking, equipment, materials, or outdoor operations. Perfect usage for veterinarian, kennel, business office, commercial greenhouse salesroom or stand, trade school, storage, distribution or wholesale, lumberyard, contractor yard, printing plant, and outdoor parking of commercial vehicles. No auto repair permitted. Excellent opportunity for businesses seeking flexible commercial space with substantial outdoor yard area and convenient highway accessibility.

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DMG BROKERAGE LLC - LICENSE #9786 • DANIEL M. GARDNER - REAL ESTATE BROKER OF RECORD - LICENSE #9533684



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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.

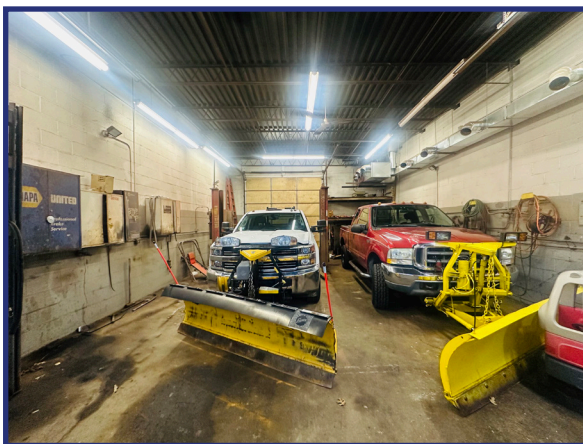
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