

LAMACCHIA COMMERCIAL

LamacchiaCommercial.com

30 Thompson Road
Webster, MA 01570

Price | \$325,000



Presenting a strong investment opportunity in this commercial building offering immediate income potential! This property is tenant-occupied w/ a long term lease in place, making it ideal for investors seeking a low-maintenance, income-producing asset. The building's high ceilings create a spacious, modern interior suitable for a variety of commercial uses. Recent renovations enhance both functionality & appeal of the space while helping to minimize capital improvement needs for its next owner. An additional storage unit is attached to the rear of the building, providing valuable supplemental space for inventory, equipment, or operational support. 2 efficient mini-split HVAC systems. Located in a prime location less than a 1/2 mile from major highway access, the property offers excellent connectivity & convenience for tenants & their clients. Don't miss the chance to acquire a turnkey commercial asset in an accessible, high-demand area w/ reliable long-term occupancy already in place!

- High-visibility exposure and seamless accessibility
- 2,500 vehicles per day
- Property Type: Commercial/Industrial
- Total Lot Size: .46 Acres
- Zoning Description: GB-4
- Garage door 10' Wide x 12' High
- Additional storage unit in the rear
- Mini-Split HVAC systems
- Prime location - less than 1/2 mile from major highway access
- Tenant in place - immediate income potential



ELISSA COMEAU, ASSOCIATE BROKER
(978) 549-5573
EComeau@LamacchiaRealty.com