

COMMERCIAL/RETAIL BUILDING FOR SALE



# 1821 COUNTY STREET

Somerset, MA 02726

**DAN FEINER**

Vice President  
401.751.3200 x3310  
dan@mgcommercial.com

**GEORGE PASKALIS, SIOR**

Partner  
401.751.3200 x3303  
george@mgcommercial.com

**MG COMMERCIAL**

365 Eddy Street, Penthouse Suite  
Providence, RI 02903  
401.751.3200 | mgcommercial.com

# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

4,300 SF 2-level commercial building with 3-bay garage licensed for auto-repair/service, auto-dealership, and car rental. The garage is equipped with multiple lifts and compressors. Additionally, the building offers plug-and-play office space on the 2nd level that can be used by the owner or leased to tenants. This flexible and versatile building is situated on a 17,640 SF (0.40 ac) parcel with storefront parking, pylon signage, and great visibility.

## PROPERTY HIGHLIGHTS

- 4,300 SF 2-Level Commercial Building
- Ideal Auto Repair/Dealership/Contractor
- Highly Visible Pylon Signage Available
- Multiple Overhead Doors/Service Areas
- Second Floor Office Space
- Well Travelled Commercial Corridor

## LOCATION DESCRIPTION

The subject property is well located on the highly visible County Street (RT 138) at the intersection of Marble Street and is only 15 minutes from Fall River and the Swansea Mall. County Street is a core retail and commercial corridor within Somerset, MA, with a traffic count of over 9,200 cars per day. The property has significant frontage with two curb cuts and is ideal for its current auto use or for redevelopment.

## OFFERING SUMMARY

Sale Price:	\$1,395,000
Building Size:	4,300 SF
Lot Size:	17,640 SF

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Total Population	21,277	39,360	109,942
Average HH Income	\$113,199	\$109,807	\$89,794

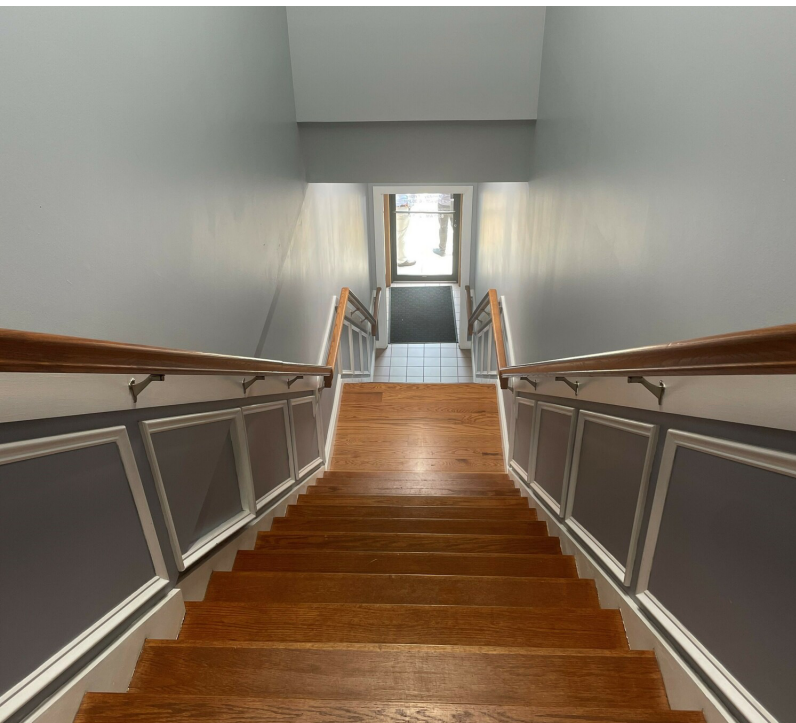
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# ADDITIONAL PHOTOS



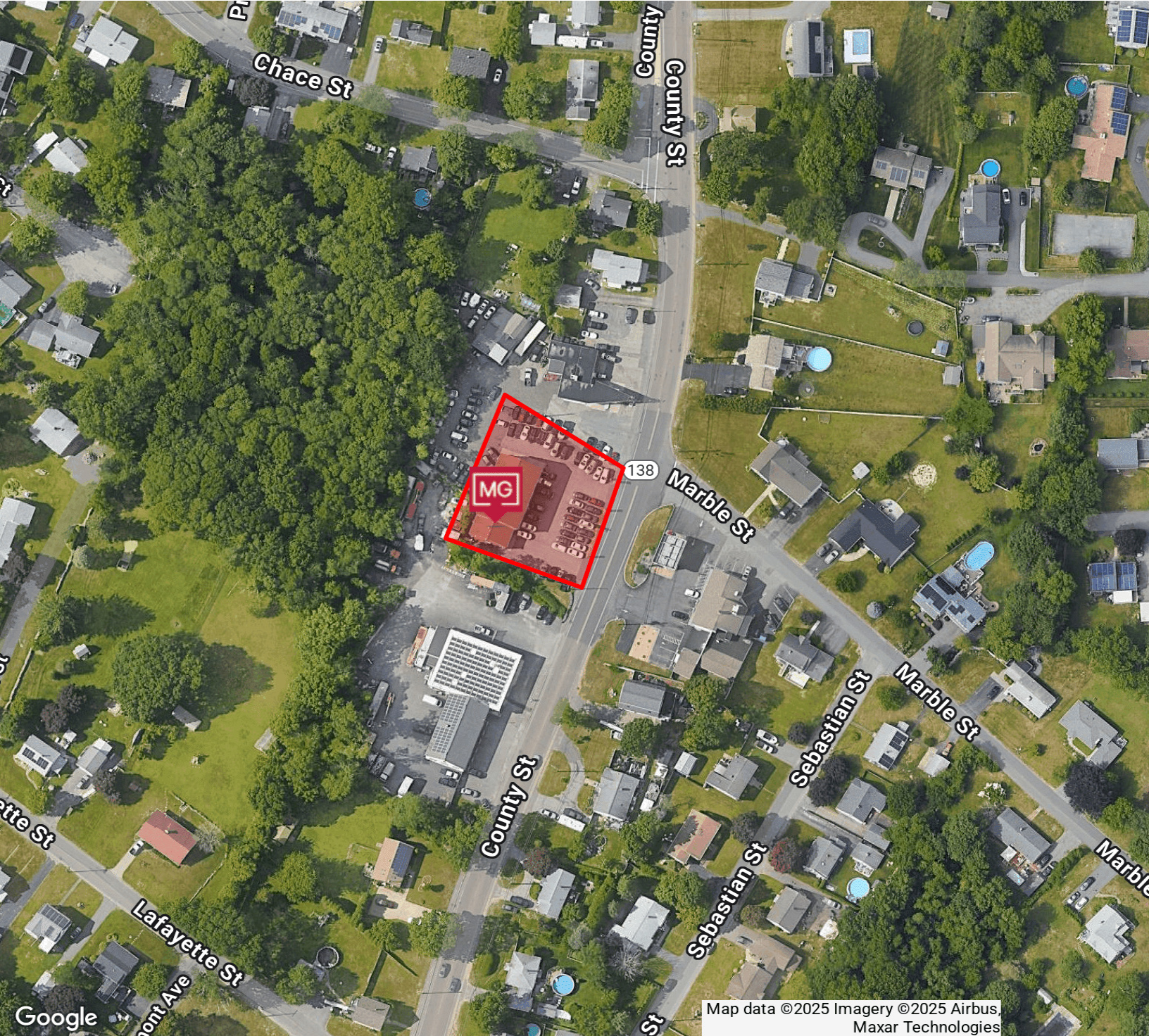
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# AREA MAP



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