

FOR SALE - \$80,000

PRIME RETAIL INVESTMENT OPPORTUNITY

Property Highlights

- Many updates have been made to the building - New electric Service, new windows, in floor heating and an outdoor slab with canopy for outdoor seating.
- This was a built to suit for current tenant.
- There is a full kitchen in the basement for the tenant use.
- Lease term is 5 years with options to renew 2028

Location Highlights

- Surrounded by numerous business
- Mostly local traffic however in winter months traffic increases as the ski resort is less than 8 miles away.

Traffic Counts

Main Street	2,500 AADT
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Source: REGIS



EXCLUSIVE CONTACT

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