



MLS # 73235940 - New
Commercial/Industrial - Commercial

679 Mohawk Trail - Unit B
Shelburne, MA 01370
Franklin County

List Price: **\$1,700**

Directions: **Rt 2 Shelburne**

Remarks

This highly visible storefront space will provide great exposure for your business with its excellent location just outside to the Village of Shelburne Falls! Route 2 carries over 8,500 cars daily through this high traffic area. The space consists of approximately 1200 sq ft of open retail potential, a waiting area, private office and bathroom. Newly installed mini-splits provide efficient heating and cooling. Options for customization and personal signage available. Come check out the possibilities this space has to offer your business!!

Building & Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|--------------|-------------------------|--|
| Residential: | 0 | 0 | Land: \$138,200 | Space Available For: For Lease |
| Office: | 0 | 0 | Bldg: \$544,400 | Lease Type: Other (See Remarks) |
| Retail: | 1 | 1,200 | Total: \$682,600 | Lease Price Includes: Other (See Remarks) |
| Warehouse: | 0 | 0 | | Lease: Yes Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 1 | 21E on File: No |
| Total: | | | # Units: | |

| | | |
|-----------------------|------------------|--------------------|
| Drive in Doors: | Expandable: | Gross Annual Inc: |
| Loading Docks: | Dividable: | Gross Annual Exp: |
| Ceiling Height: | Elevator: | Net Operating Inc: |
| # Restrooms: 1 | Sprinklers: | Special Financing: |
| Hndcp Accessibl: | Railroad siding: | Assc: Assoc Fee: |

| | | |
|----------------------------------|--------------------------------------|----------------|
| Lot Size: 486,565 Sq. Ft. | Frontage: | Traffic Count: |
| Acres: 11.17 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 10 | Easements: |
| Lender Owned: No | Short Sale w/Lndr.App Req: No | |

Features

Location: **Highway Access**
 Parking Features: **1-10 Spaces, Attached, Paved Driveway, On Site, Shared**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1996**
 Year Established Source: **Public Record**

Tax Information

Pin #: **M:012.D B:0036 L:0000.0**
 Assessed: **\$682,600**
 Tax: **\$9,051** Tax Year: **2024**
 Book: **3093** Page: **175**
 Cert:
 Zoning Code: **C**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **0**
 Facilitator: **0**
 Compensation Based On: **Gross/Full Sale Price**