



MLS # 73251895 - New  
Commercial/Industrial - Commercial

1105 Mohawk Trail  
Shelburne, MA: Shelburne Center, 01370  
Franklin County

List Price: \$459,000

Directions: Rt 2, Mohawk Trail, Shelburne

Mini-mall situated on 5.36 acres along the picturesque Mohawk Trail in Shelburne, Massachusetts, featuring approx. 752' feet of road frontage and 3 curb-cut driveways. Comprised of 5 suites and a utility shed, the property offers a total of 5,888' square feet of retail space, each equipped with separate utilities. Updates to the heating systems include a new furnace, one mini-split and new A/C/H. The owner highlights the potential to remove walls for a customizable interior layout to suit various buyer requirements. There is active exterior video surveillance and each unit is equipped with cameras and a keypads for subscription security. The site is handicap accessible, and updates to the well encompass new piping, wiring, and a pump and the roof is 3 years old. One suite has a 5-year lease to a cannabis dispensary and four units are vacant awaiting a new owner and the next chapter for this highly visible site.

### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For:
Residential:	0	0	Land: \$119,000	<b>For Sale</b>
Office:	0	0	Bldg: \$294,700	Lease Type: <b>Other (See Remarks)</b>
Retail:	5	5,888	Total: \$413,700	Lease Price Includes:
Warehouse:	0	0		Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	0	0	# Buildings: 1	Sublet: <b>No</b>
			# Stories: 1	21E on File: <b>No</b>
			# Units: 5	

Total:

Disclosures: **Title V failed: A new septic system to be installed, at the seller's expense, once it's known what a new buyers needs will be: Loading area favorable for a trailer. Trailer on site for storage only, to convey: One of the suites is leased to a cannabis dispensary.**

Drive in Doors:  
Loading Docks: 1  
Ceiling Height: 8  
# Restrooms: 5  
Hndcp Accessibl: **Yes**

Expandable: **Yes**  
Dividable: **Yes**  
Elevator: **No**  
Sprinklers: **No**  
Railroad siding: **No**

Gross Annual Inc:  
Gross Annual Exp:  
Net Operating Inc:  
Special Financing:  
Assc: Assoc Fee:

Lot Size: **233,481 Sq. Ft.**  
Acres: **5.36**  
Survey:  
Plat Plan:  
Lender Owned: **No**

Frontage: **752**  
Depth:  
Subdivide:  
Parking Spaces: **10**  
Short Sale w/Lndr.App Req: **No**

Traffic Count: **10000**  
Lien & Encumb:  
Undrgrnd Tank:  
Easements:

### Features

Location: **Highway Access**  
Parking Features: **1-10 Spaces, Improved Driveway, On Site**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Site Condition: **Level, Open, Wet**  
Utilities: **Private Water, Private Sewer**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **2003**  
Year Established Source: **Public Record**

### Tax Information

Pin #:  
Assessed: **\$413,700**  
Tax: **\$5,486** Tax Year: **2024**  
Book: **4122** Page: **271**  
Cert:  
Zoning Code: **Commercial**  
Zoning Desc: **Legal Conforming**  
Map: **0.23.D** Block: **0033** Lot: **0.0**

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**  
Facilitator: **0**  
Compensation Based On: **Net Sale Price**