



MLS # 73268923 - New
Commercial/Industrial - Commercial

1 Burnham St
Montague, MA: Turners Falls,
01376-1843
Franklin County

List Price: **\$1,400**

Directions: **Off of Montague City Rd Turners Falls MA.**

Office space for lease with high visibility signage on Montague City Rd! Position your business in this vibrant space, which includes several private offices, a waiting room, reception area, and kitchenette. Spanning approximately 950 square feet, it features a private entrance and ADA compliant secondary entrance, access to multiple bathrooms, and a large private parking lot—ideal for a variety of businesses. With over 5,000 cars passing by daily, your business will gain significant exposure. Located just over the Greenfield line and close to Downtown Turners Falls, the space also offers efficient heating and cooling through mini-splits. Customization options and personal signage are available. Discover the potential this space holds for your business!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$49,800	Space Available For: For Lease
Office:	3	950	Bldg: \$380,000	Lease Type: Other (See Remarks)
Retail:	0	0	Total: \$429,800	Lease Price Includes: Building
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 2	21E on File: No
			# Units:	
Total:	3	950		

Disclosures: **Utilities included. Ask agent for lease details.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 26,092 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.6	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 10	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Location: **Urban, Office Park**
Parking Features: **Attached, 21+ Spaces, Paved Driveway, On Site, Shared**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1970**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:0012 B:0000 L:15**
Assessed: **\$429,800**
Tax: **\$10,319** Tax Year: **2024**
Book: **7294** Page: **38**
Cert: **000000012821**
Zoning Code: **NB**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Compensation

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