

Commercial Sale - Pepperell, MA



112114 Main St, Pepperell, MA, 01463

Offered at \$2,595,000

Amazing investment opportunity in the heart of Pepperell! Seller has invested over \$500k worth of renovations to both the interior and exterior of the property the past 15 years. Conveniently situated in the heart of Pepperell, this property is located in a high traffic area and is only 7.5 miles from Route 3. There are 11 units, with a current occupancy rate of over 80%. 8 of the occupied units pay rent plus NN, 2 units paying NNN, and 1 unit is a gross lease. Roof above units 1 through 5 replaced in 2021/2022. Additional renovations include brick facade, lighting, pillars, and signage. HVAC units are tenants responsibility. Tenant of 1-3 is responsible for exterior maintenance. Owner responsible for snow removal only. Detailed income/expense figures, lease information, & rent roll will be provided to serious buyers only. Please do not speak with or disturb current tenants. Please contact listing agent to view the 2 vacant units and for additional info.

0 Bedrooms

0 Bathrooms

16,297 sqft

0.95 acre (lot size)

Built: 1962



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