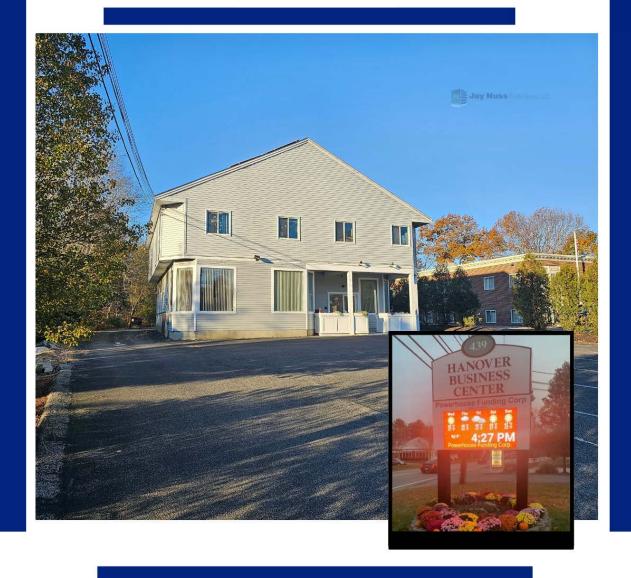
FOR SALE

439 Columbia Road (Route 53) Hanover, MA



2 Level Professional Office Building containing 4558 SF
1st Level: Ideal layout for owner user
2nd Level: Multiple offices (11) with multiple tenants
and common kitchenette/break area
Full HVAC Package
Gas Heat
2 HP bathrooms on each level
Flood Zone: X

Fire Alarm, Security Alarm (needs activation)

Lot Size: 1.68 acres
Parking Field: 30 spaces
Septic System
Zoning: Business
Solar Roof Installation
Digital Sign Lease (2 Years Remaining)
Annual Taxes: \$11,006.14

Price \$990,000

For further information, please contact Jay Nuss at 781.910.6575 or Angela Nuss at 781.710.4186

