

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



Jay Nuss Realty Group, LLC

Equal Housing Opportunity