

# Great Start for your Business



**\$ 105,000**



**40 Church St., Ware, MA 01082**

**WEB: [40ChurchSt.com](http://40ChurchSt.com)**

- » **MLS #:** 72229397
- » **Commercial** | 3,096 ft<sup>2</sup> | Lot: 12,748 ft<sup>2</sup>
- » Large, well equipped property
- » Corner lot with abundant parking
- » Great money making potential
- » High visibility
- » Zoned for many uses

QR Code



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**Real Living Realty Professionals**

**2040 Boston Road**

**Suite 16**

**Wilbraham, MA 01095**

**(413) 596-6711**

**EXTREME PRICE DROP! What an incredible opportunity! Large, well-equipped property on a corner lot with abundant parking and curb appeal. Two connecting reception areas and/or offices open to separated business spaces. Each with a half bath. A welcoming foyer with permanent mural and a beautiful stairway accesses one area, a side entrance with a handicap ramp gives access to the other. The floor plan allows a circular flow throughout the entire first floor. Big bold columns on the front create a magnificent statement from the street. The second floor has an additional 4 rooms. Throughout this beautiful property are high ceilings and plenty of windows for lots of natural light. Partly finished basement too! Call now!**

