

Great Start for your Business



\$ 105,000



40 Church St., Ware, MA 01082

WEB: 40ChurchSt.com

- » **MLS #:** 72229397
- » **Commercial** | 3,096 ft² | Lot: 12,748 ft²
- » Large, well equipped property
- » Corner lot with abundant parking
- » Great money making potential
- » High visibility
- » Zoned for many uses

QR Code



Deborah Deschamps
Deschamps Realty
Team

(413) 530-8356

deschampsrealtyteam@gmail.com

<http://www.DeschampsRealtyTeam.com>



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!

