

# Mixed Use Building

175 Main Street | Webster, MA

**NAI** Glickman Kovago & Jacobs



## 5,000 sf mixed use building **for sale**

- 3,700 sf street level retail space
- 1 residential apartment on second floor
- Zoned GB-4 which allows for several retail/office uses
- Former restaurant space on ground level which includes a full serving liquor license
- Several capital improvements including new sprinkler system, plumbing, and electrical system
- 30 space municipal parking lot directly behind the building



All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information.

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|--------------------------|----------------------------|---------------------------------------|
| <b>1</b> Walgreen's      | <b>5</b> Mobil Gas Station | <b>9</b> Webster Police Dept.         |
| <b>2</b> Dollar General  | <b>6</b> 7-Eleven          | <b>10</b> Webster Town Hall           |
| <b>3</b> Dunkin' Donuts  | <b>7</b> Santander Bank    | <b>11</b> Gladys Kelly Public Library |
| <b>4</b> Napa Auto Parts | <b>8</b> US Post Office    |                                       |

**Interior Photos**

