



**METROWEST
COMMERCIAL R.E.**

FOR OFFICE / RETAIL
RT. 9 ~ 205 TURNPIKE RD., SOUTHBORO, MA



Located on Rt.9 W, near Rt. 85 junction with good MassPike & Rt. 495 access, this site offers a country-type setting with excellent parking & Rt. 9 signage. Join a nice café - Red Barn Coffee, space available former real estate office, Liquor & Market.

Zoned Business Highway – retail, office & bank allowed – school with special permit. Great for a consulting office, medical, a design center, law firm or a business that wants Rt. 9 signage & visibility.



AVAILABLE:

900 s.f. – 1st floor rentable s.f.

Bathrooms are located in the common area.

300 s.f. Common area is not included in s.f.,

a \$250/m charge for common area is included with rent.

PARKING: 55 – shared.

ASKING - \$1,850/m + utilities, base year NNN included

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The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MWCRE represents the Lessor. MWCRE does not co-broke with Principals nor recognize representation after the first showing. Info date 9/11/2020