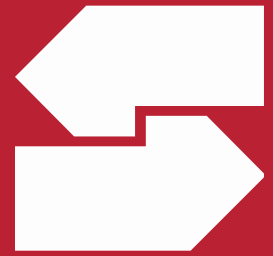


FOR SALE

11,969 SF Mixed Use / Investment Property
116 State Road, Sagamore Beach, MA



Bldg. & Lot Size:	11,969 SF on .83 Acres. 14 Units Total including one Apartment.
Utilities:	Electric, Municipal Water, On Site Septic, Natural Gas & Oil.
Zoning:	B-2 (Business 2)
Real Estate Taxes:	\$9,675.
Tenants:	13 Units Rented, 1 Vacant. All Tenants except 1 are T.A.W.
Upside Potential:	Most Rents are Below Market and Include Utilities.
For Sale:	\$850,000



**SOUTHEAST
COMMERCIAL
REAL ESTATE, INC**

MICHAEL GIANCOLA, SIOR
Southeast Commercial Real Estate, Inc.
3131 Cranberry Highway, P.O. Box 570
East Wareham, MA 02538

| 508.759.3030
| mgiancola@ccim.net
| southeastcommercialre.com