

# Opportunity Knocks!



\$ 874,900



567 N Bedford St, East Bridgewater, MA 02333

- » MLS #: 73142481
- » Commercial | 3,717 ft<sup>2</sup> | Lot: 28,009 ft<sup>2</sup> (0.64 acres)
- » staff lounge in the basement with sink, refrigerator, microwave, dining area, couches, entertainment system.
- » 16 ample size parking spaces
- » Busy RT 18 very high traffic count
- » More Info: [567NBedfordSt.IsForSale.com](http://567NBedfordSt.IsForSale.com)



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Amazing Mix/Use property on busy RT18! The property consists of 2100sqft of commercial space plumbed for a dental practice(6 operatories) and a roughly 1600sqft two bedroom apartment. The basement of the Commercial space also features a full staff lounge in the basement with sink, refrigerator, microwave, dining area, couches, entertainment system. There is also a separate area for a conference room or additional office space. The parking lot boasts 16 ample size parking spaces. The front walkway was redone in 2006 with RADIANT HEAT in the concrete. This means no more shoveling during snowstorms! The office has many updates since built like Azek Decking and trim(2006), new HVAC 2003, wainscoting, crown molding, and new carpet and vinyl flooring in 2013. The two bedroom apartment features 1.5 baths with private driveway with additional ample parking also redone in 2006. There is also a large oversized two car garage which can be used for storage or additional rental income. Must see!

