

34 BRIDGE ROAD SALISBURY, MA

FOR SALE | RETAIL BUILDING



**PARSONS COMMERCIAL
GROUP | BOSTON**

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34 BRIDGE ROAD

PROPERTY OVERVIEW

SVN | Parsons Commercial Group | Boston is pleased announce the opportunity to purchase 34 Bridge Road, in Salisbury, MA. The property is a retail building totaling in $\pm 3,678$ square feet for sale. The one-story building sits on approximately 2.17 Acres of land and has ± 60 surface parking spaces available.

There is currently a lease that renews in January for another 5 years at \$5,000/month NNN. The asking price is \$900,000.

The property is a free standing wood frame building on a flat lot. The interior consists of a full service restaurant having approximately 144 seats, and ± 30 seats in the lounge and bar area. The property includes a full liquor license, in addition MA state lottery and Keno.

Salisbury, MA is a seaside town on the northern border of Massachusetts. Surrounding towns include; Newburyport, Newbury, Haverhill, and Merrimac NH.

Interstates 495, 95 and Route 1 are easily accessible. Route 1 is a heavily traveled commuter and business route leading to Southern NH.



PROPERTY SPECIFICATIONS

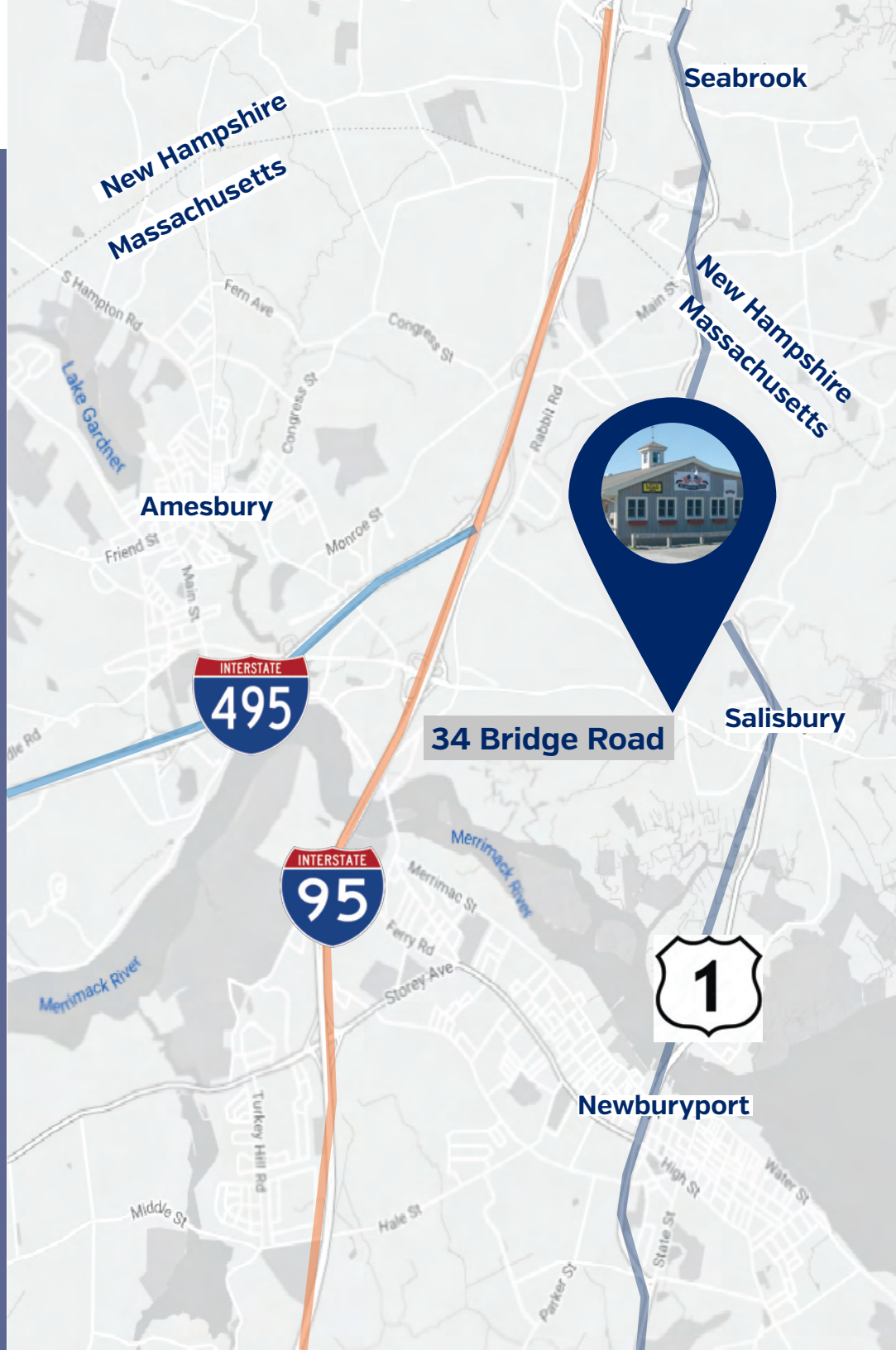
GLA	$\pm 3,678$ SF
Building Height	23'
Construction	Wood Frame
Frontage	63' on Bridge Road
Roof	Asphalt Shingle Roof
Utilities	Town Water & Sewer
Land Acres	± 2.17 AC
Zoning	CI, Salisbury

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LOCATION ACCESS

34 Bridge Road is located directly off of Route 1. I-95 is located 2.5 miles [approx. 6 min drive] away, I-495 is located less than 6 miles [approx. 11 min drive] from the property. Newburyport is a 5 minute drive [2.4 miles] from the property, and has ample restaurants/retails/amenities. 34 Bridge road is also located near Salisbury Beach, which gets a lot of foot traffic especially in the summer. Overall this is in an excellent location for convenience and visibility.

AREA AMENITIES



For more information contact:

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