

PRIME INVESTMENT OPPORTUNITY

Located on a large lot with +/- 210 feet of road frontage in picturesce Musquash, 138 Shipyard Road presents an execptional opportunity for owner operators or investors looking to aquire a steel building on a substential lot. The building was recently completed and comes loaded with modern amenities.





Building Size: +/- 6,000 sf

Site Area: +/- 5.3 Acres

Building Age: +/- 5 years

Loading: 16 ft x 14 ft grade door

Clear Height: 14 ft

Electrical: 400 AMP + on-site

generator

Parking: Ample on-site

Floor: Concrete

Heating Electric in floor

radiant

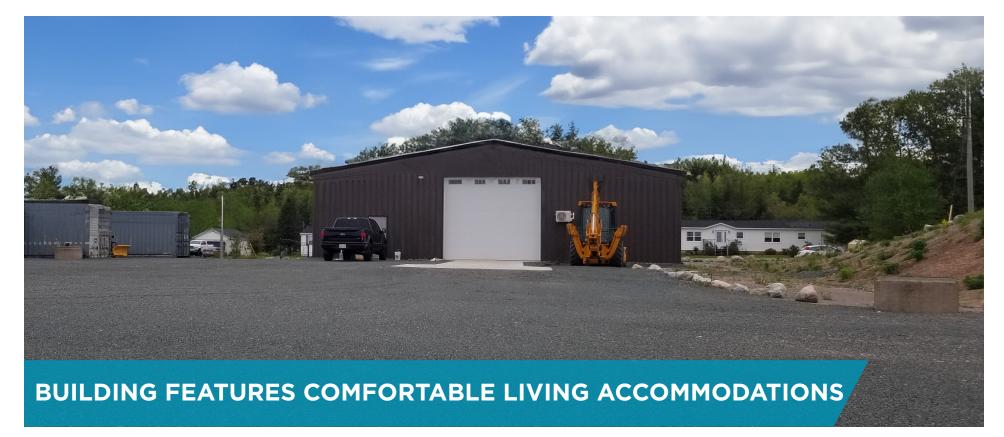
Insulation: R 20

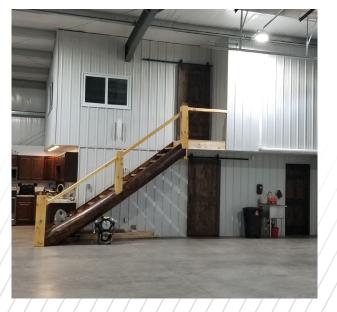
Zoning: Mixed Use Zone

Security: Lorex System

Taxes: \$4,338.04 (2023)

List Price: \$625,000











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