



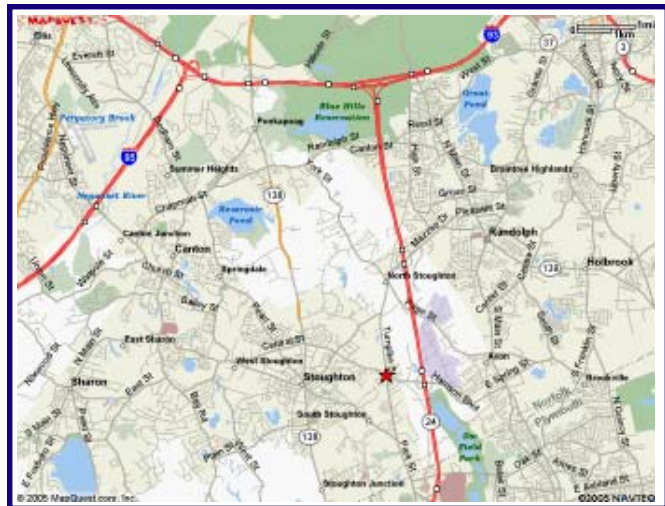
**WLUKA
COMMERCIAL
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SCHOOL BUILDING FOR SALE - STOUGHTON, MA

- Location:** 710 Turnpike St., Stoughton, MA
At the corner of Turnpike & Central St.
- Access:** 1/2 mile to Interstate 24
- Age:** Circa 1807 with an addition and renovations in 1980, 1993 & 1996
- Lot:** 1.16 Acres
- Building:** 26,373sf gross building area
- Mechanicals:** Wet sprinkler & smoke detectors
- Elevator:** 2,500lb passenger elevator
- Utilities:** Gas heat
- Sewer:** Public water and sewer
- Electric:** 600 amp main service
- Grounds:** Landscaped shrubs, lawn & trees.
Fenced playground area
- Parking:** Lot for approximately 42 cars.
Additional parking available. See page 2
- Current Use:** Elementary religious day school with 230 students
- Zoning:** Residential - Suburban B permits residential, educational and recreational use. Buyer is responsible for use approval from the Town of Stoughton.



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Information extracted from Thomas J. Mulhern and Associates report, 11/9/01

All information is from sources deemed reliable. No representation is made as to the accuracy thereof and is subject to errors, omissions, price change and other conditions without notice. Wluka Real Estate represents the Seller

Commentary:

The religious day school was renovated in 1997. The original 2 story building is wood frame and beam housing the administrative offices, library and special programs. This section has plastered ceilings, wood paneled walls and a combination of exposed wood flooring and commercial grade carpet. The two structures are connected with a common hallway.

The newer 1997 building is wood and steel frame multi story containing 16 classrooms built on two above grade floors with a full finished lower level. This bulding houses the reception area, offices, special purpose room, computer lab and lunchroom. There is a 2,500 pound passenger elevator.

Original building



1993 Mechanicals updated

Addition front view



1980 Addition

Addition rear view

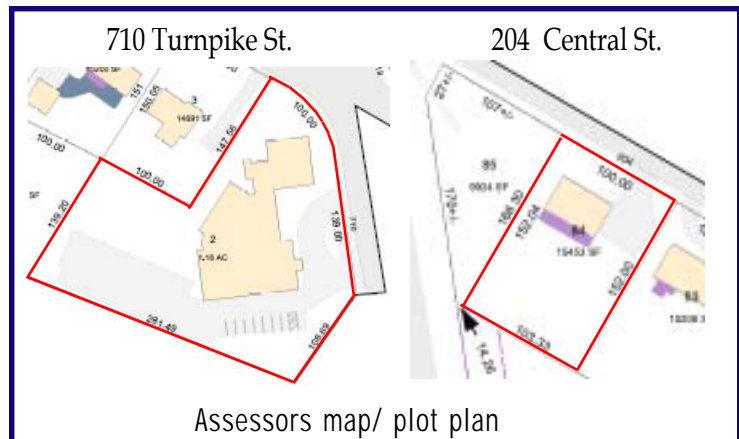


1997 Addition (white structure)

ADDITIONAL LOT - SINGLE FAMILY HOME



To provide additional parking the owners purchased a single family house located across Turnpike St. on Central St. This raised ranch of 2464sf is on a .35 acre lot. Price available upon request.



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