



**WLUKA
COMMERCIAL
REAL ESTATE**

SALES / LEASING / OFFICE / INDUSTRIAL / RETAIL / LAND



**OFFICE SUITE on Rte. 140 for SALE / LEASE
Easily dividable into 3 units for additional income
2,424SF Total**

ADDRESS: 132 Central St., Route 140, Foxboro - Minutes from Route 95 & 495

AREA: Restaurants, Banks, Local & National retailers, Hotels and Office parks

UNIT: Unit #203, 2424sf, 2nd floor
1400sf available for Buyer (current Tenant pays \$1500 monthly)
1000sf leased to a long term tenant thru Dec. 09

UTILITIES: Tenants share 50%/ 50% of heat & electric (#203, A,B,C)

CONDO FEE: \$525Monthly

TAXES: \$2,903 +/-08

ASKING: \$300,000 (\$124 PSF)

For additional information call Nancy Wluka

781-784-5125

Mobile: 781-953-1745

PO Box 333, Sharon, MA 02067



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, Corp represents the Seller.