DOWNTOWN BURLINGTON INVESTMENT OPPORTUNITY!

STAND ALONE BUILDING WITH LAND FOR SALE

• 46.17 FT. FRONTAGE & 840 FT. DEPTH - 1.06 ACRES •

• **3,000 SQ. FT. BUILDING** (FORMER BANK) PRESENTLY HOME TO VERY SUCCESSFUL SINGLE RESTAURANT TENANT •

• NET OPERATING INCOME OF $200,000.00 PER ANNUM •

• TAXES FOR 2022 $31,049.00 • REDEVELOPMENT POTENTIAL * GREAT STREET

ASKING PRICE : $5,500,000.00

ALL INTERESTED PARTIES MUST SIGN AN NDA

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.
CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.

STEPHEN M. MURPHY

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