



Commercial Sales & Leases
Business Brokerage Services
Investment Properties

35 Railroad St., Great Barrington, MA 01230

**4 Prime Office or Retail Spaces Under Development
in Historic Egremont Landmark.
One ready for occupancy, others available 3/1/2018**

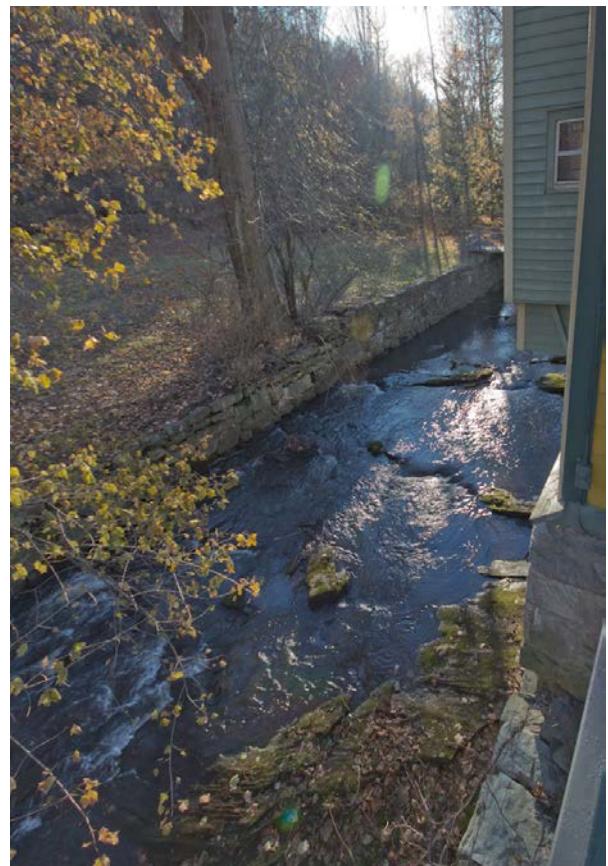


Location	Description	Area	Lease Terms: Heat is included, other utilities paid by Tenants. \$50/mo CAM.
Ground Floor, left side - AVAILABLE NOW	Well lit office with a private entrance off side porch.	+- 430 SF	\$650.00 per month, prefers multi year tenant,
Ground Floor, center and right side	Large open timber framed space with fireplace	+- 1,000 SF	\$1,200 per month, prefers multi year tenant
Lower level space that has windows onto river	Separate entrance at right side of building, unique space	+- 1,000 SF	\$900 per month, prefers multi year tenant
Upstairs, right side	Lots of natural light, 3 room suite of offices	+- 480 SF	\$600 per month, prefers multi year tenant

**Contact Rich Aldrich at 413-243-1739 or at rich.aldrich01238@gmail.com
or contact Tony Blair at 413-329-3879 or at tonyblair@att.net**

The information provided herein has been supplied to us by the owner of this property and from other sources that we believe to be reliable and accurate. However, we do not guarantee its accuracy. We encourage the prospective buyer or lessee to independently verify the information prior to purchase or lease.

Perfect small store, gallery or office space directly on Route 23 / Main Street in South Egremont. Prime exposure and ample parking. Additional spaces under development will be available March 1, 2018. Bridge crosses Karner Brook allowing you or your clients to explore & enjoy the quiet beauty beyond the brook.

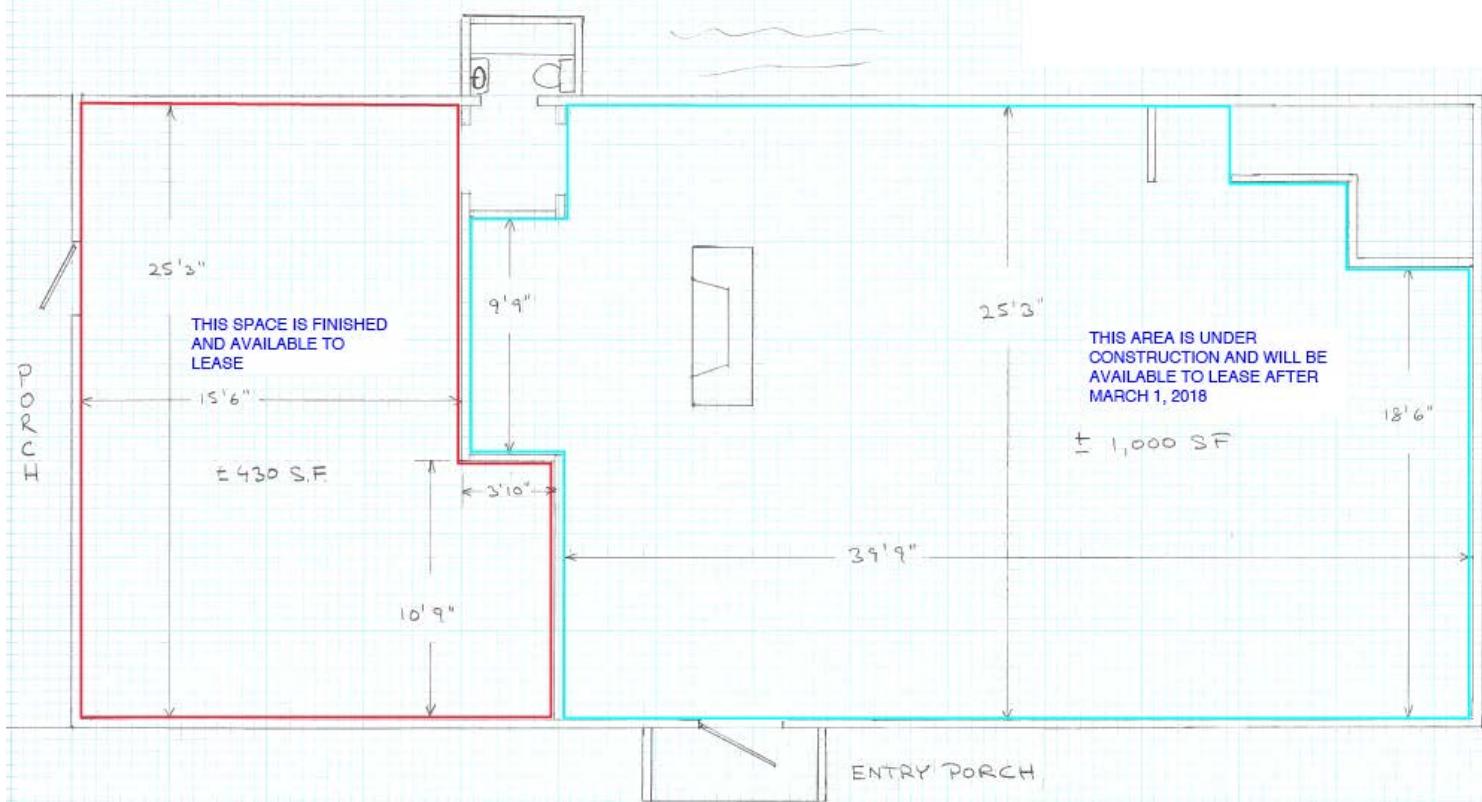


KARNER

BROOK

71 MAIN STREET
EGREMONT, MA 01258

FLOOR PLAN OF GROUND FLOOR



FLOOR PLAN OF GROUND FLOOR AT 71 MAIN STREET, SOUTH EGREMONT, MA

CONTACT INFORMATION:

For further information or to arrange a site visit, please contact either Rich Aldrich or Tony Blair using the contact information listed below.



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