

## 10 Church Street

10 Church St, Wilmington, MA 01887

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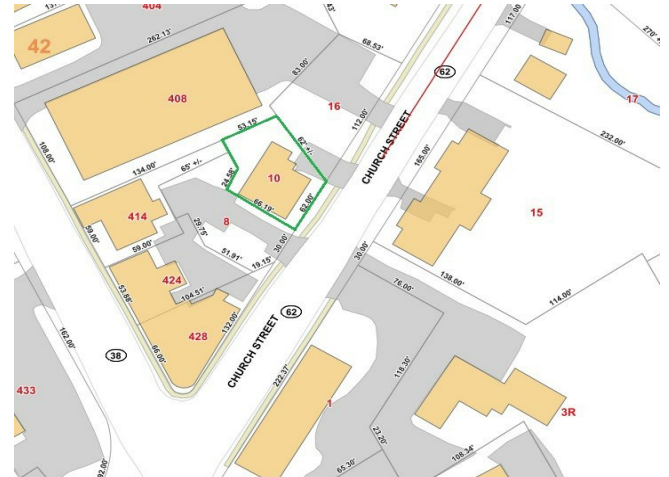


## 10 Church St

\$300,000

Owner/user or potential re-development opportunity situated right in Downtown Wilmington. Approx. 5,360 square foot parcel of land improved with a freestanding, single story brick/masonry building on slab. Existing Gross Floor Area = approx. 2,099 square feet. Great commuter location with close proximity to I-93/I-95 along with MBTA Commuter rail station just around the corner. Zoning: Central Business. Multi-family is allowed use with Planning Board approval. Buyer and/or buyer's agent to conduct any & all due diligence. Building in shell condition. Property will not pass Title V. Septic needs upgrading or connection to Town Sewer.

- Public transportation access
- Build-to-suit opportunity / Redevelopment potential
- High traffic intersection



Price:	\$300,000
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.12 AC
Rentable Building Area:	2,099 SF
Rentable Building Area:	2,099 SF
Sale Conditions:	Build to Suit
No. Stories:	1
Year Built:	1964
Parking Ratio:	0.48/1,000 SF
Zoning Description:	Central Business

APN / Parcel ID:

WILM-000042-000000-000000-000002

Walk Score ®: 50 (Somewhat Walkable)





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## Property Photos



DSC03412



Other



## Property Photos

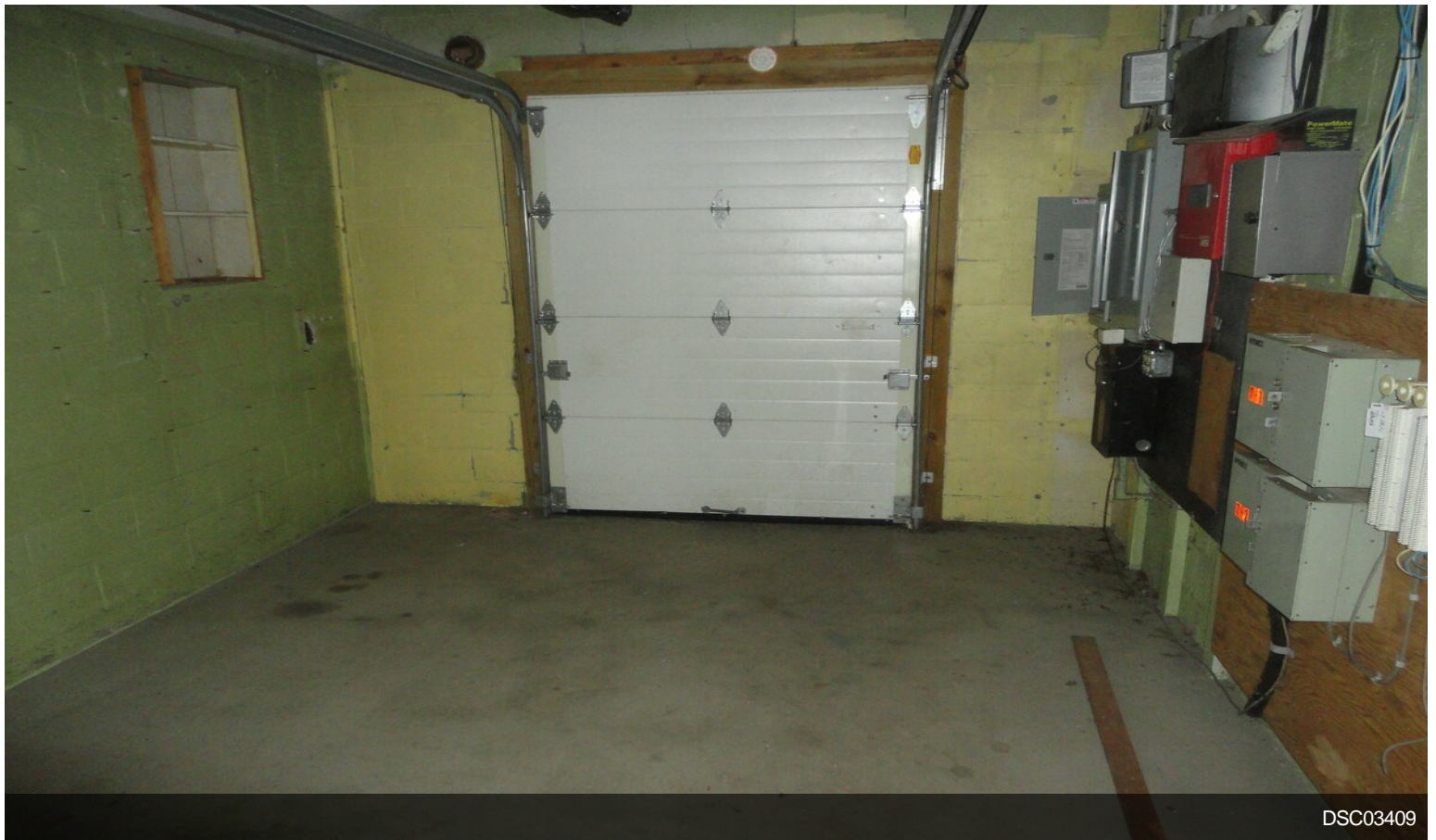




## Property Photos

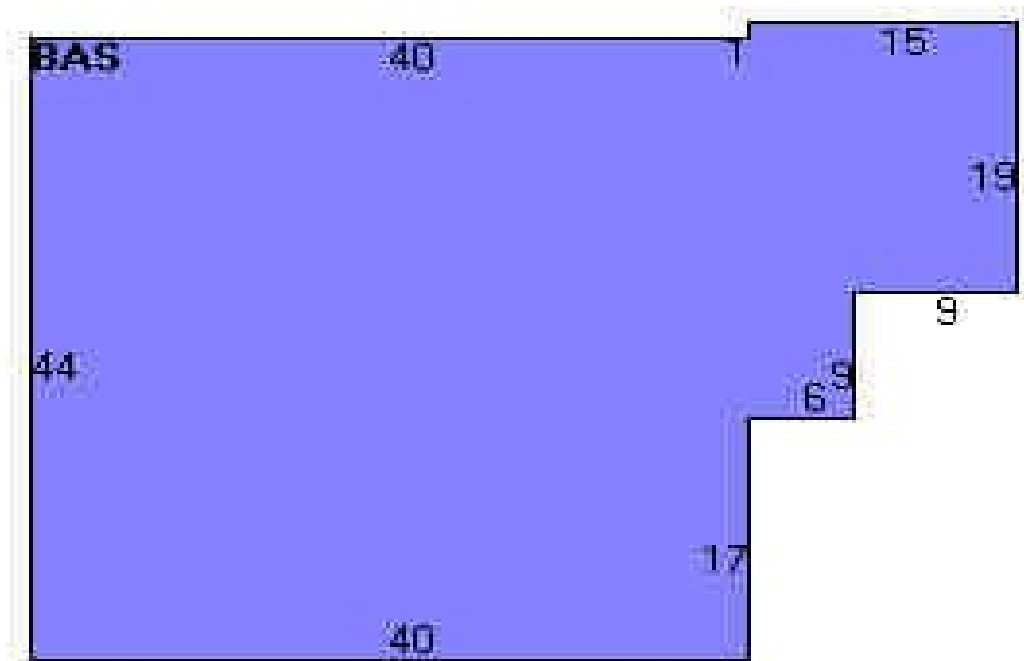


Other



DSC03409

Property Photos



Floor plate