

Fine Properties, Inc.  
67 Millbrook Street  
Worcester, MA 01606  
508 753-0820, 508 753-1583



MLS # 70769519 - New  
Commercial/Industrial - Commercial

2 Hawksley Rd - Unit B  
Oxford, MA 01540-2856  
Worcester County

List Price: **\$314,900**

Directions: **I395 TO EXIT 3-CUDLEWORTH TO OXFORD IND.**

### Remarks

**Great location in Oxford Industrial Park East off I 395 exit 3 and near MA Pike and I 290. Meticulously maintained building with sprinkler system, 24 feet clear span, drive in door, dock, modern office with HVAC. 2 baths. This 4625 s.f. unit is part of a MODERN 52,000 s.f. INDUSTRIAL BLDG. that is converting to condominiums. (More space can be available) 80% Bank financing in place with owner taking a 10% second for 20 years. Great opportunity to own rather than lease. Can Lease to own.**

### Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$0</b>	Space Available For: <b>For Sale</b>
Office:	<b>1</b>	<b>625</b>	Bldg: <b>\$0</b>	Lease Type: <b>Other (See Remarks)</b>
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$2,107,700</b>	Lease Price Includes: <b>Building, Other (See Remarks)</b>
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>1</b>	<b>4000</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
			# Stories: <b>2</b>	21E on File: <b>Yes</b>
Total:	<b>2</b>	<b>4625</b>	# Units: <b>2</b>	
Drive in Doors: <b>1</b>			Expandable: <b>Yes</b>	Gross Annual Inc:
Loading Docks: <b>1</b>			Dividable: <b>Yes</b>	Gross Annual Exp:
Ceiling Height: <b>24</b>			Elevator: <b>No</b>	Net Operating Inc:
# Restrooms: <b>2</b>			Sprinklers: <b>Yes</b>	Special Financing: <b>No</b>
Hndcp Accessibl: <b>Yes</b>			Railroad Siding: <b>No</b>	Assc: <b>No</b> Assoc Fee: <b>\$0</b>
Lot Size: <b>152460</b>			Frontage: <b>0</b>	Traffic Count: <b>0</b>
Acres: <b>3.5</b>			Depth: <b>0</b>	Lien & Encumb: <b>No</b>
Survey: <b>Yes</b>			Subdivide: <b>Yes</b>	Undrgrnd Tank: <b>No</b>
Plat Plan: <b>Yes</b>			Parking Spaces: <b>70</b>	Easements: <b>No</b>

### Features

Association Fee Includes: **Master Insurance, Landscaping, Snow Removal**  
Construction : **Steel**  
Location: **Suburban, Industrial Park, Interstate, Highway Access**  
Parking Features: **1+ Space, Detached, Open, Street**  
Roof Material: **Membrane, Other (See Remarks)**  
Utilities: **Private Water, Private Sewer, Natural Gas, 220 Volts, Three Phase**

### Other Property Info

Disclosure Declaration: **No**  
Disclosures: **Unit is one of 7 that will be converted to condos. Can lease to own.**  
Exclusions:  
Year Built: **1988**  
Year Built Source: **Public Record**

### Tax Information

Pin #: **M:56 B:C15.03**  
Assessed: **\$2,107,700**  
Tax: **\$0** Tax Year: **2007**  
Book: **12276** Page: **39**  
Cert:  
Zoning Code: **I**  
Zone Desc: **Legal Conforming**  
Map: **56** Block: **15.3** Lot: **15.9**

### Office/Agent Information

Listing Office: **Fine Properties, Inc.** ☎ (508) 753-0820 Ext. 11  
Listing Agent: **Jane Fine** ☎ (508) 753-0820  
Team Member: **Edward Levine** ☎ (508) 753-0820  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Office**  
Showing: Facilitator: --  
Special Showing Instructions: **CALL OFFICE**

### Compensation

Sub-Agent: **Not Offered**  
Buyer Agent: **2.75**  
Facilitator: **2.75**

### Market Information

Listing Date: **5/30/2008**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$314,900**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)  
Office Market Time: Office has listed this property for **0** day(s)



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**Prepared by Jane R. Fine  
Fine Properties, Inc.**