

LOCATED AT THE DOVER RUG & HOME/DOVER SQUASH BUILDING RT. 9

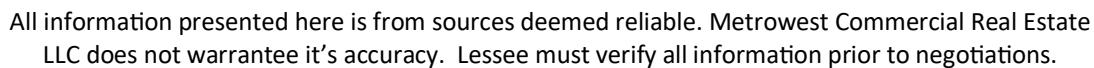


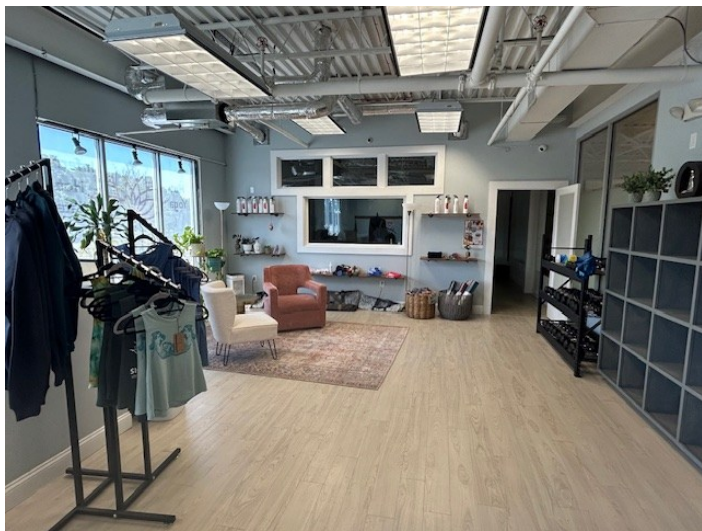
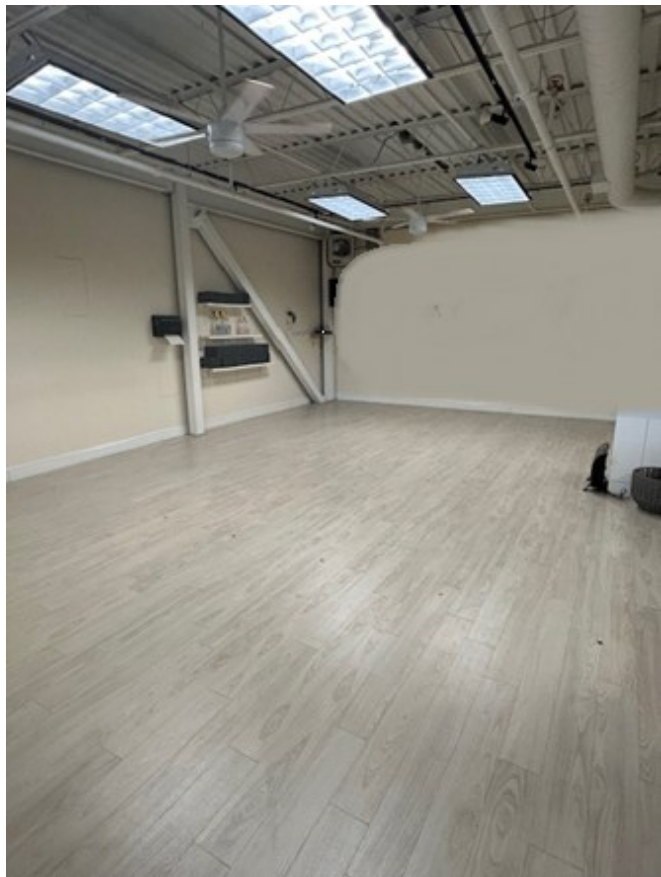
Connected to the 30,000 s.f. Dover Rug building & shared entry with Dover Squash, this 2nd floor studio has been used as for yoga & fitness classes for several years. Total s.f. (usable s.f.) is approx. 2,000 s.f. – the enclosed studio space is approx. 600 s.f. and can be expanded by removing the demising wall. The entire 2nd floor is approx. 1,400 s.f. (exclusive use.) The additional s.f. includes shared use of the facility's bathrooms and showers. Locker room facilities are shared with Dover Squash. Also great for other uses such as dance, ballet, yoga, personal training, medical sports therapy etc. The existing yoga studio owner spent \$40,000 for new HVAC, humidifying system, fresh air exchange and mirrors. Rt. 9 signage & tons of parking !

Exclusive Listing Broker

Marlene Aron

Principal ~ ma@metrowestcre.com



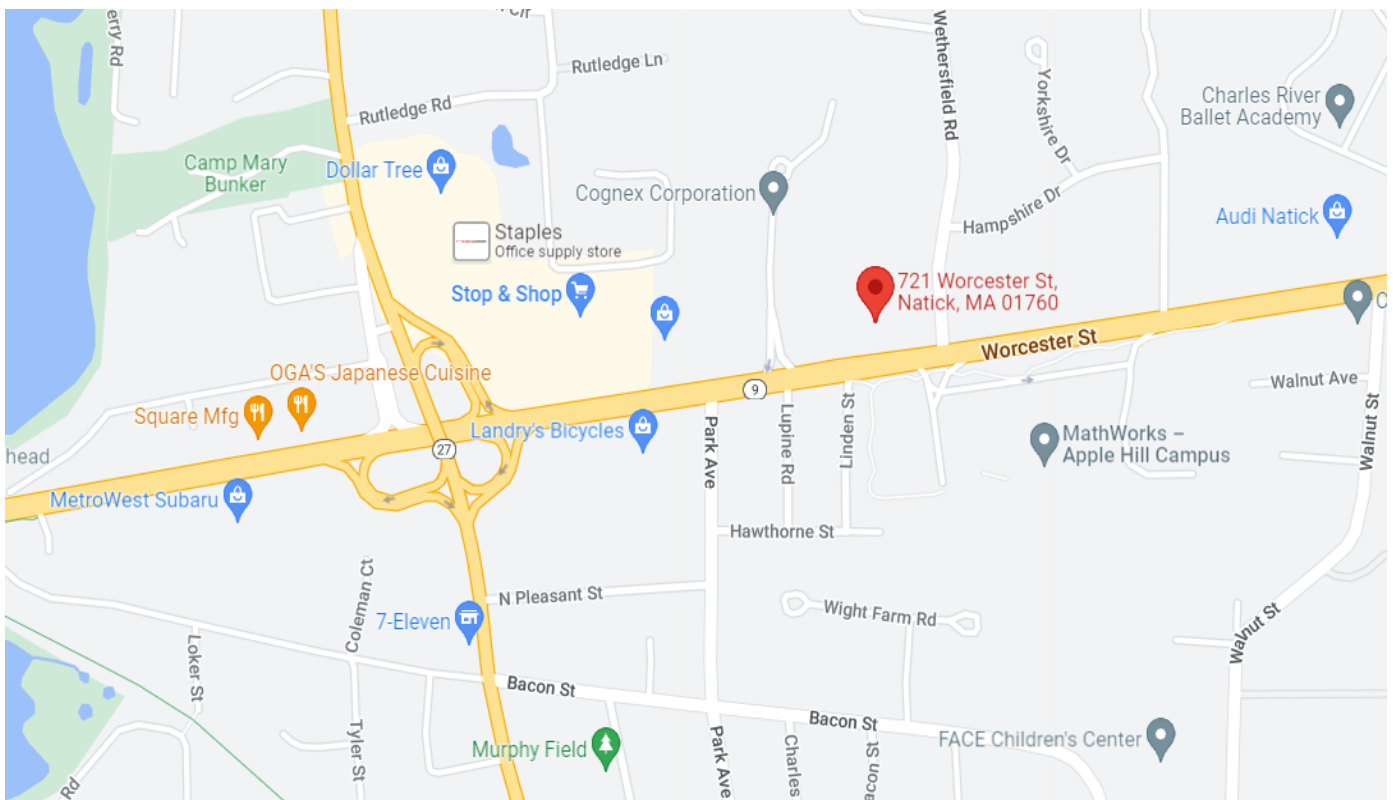




1ST FLOOR OPEN AREA
PARTITIONS CAN BE PUT UP



2ND FLOOR STUDIO
WALL WITH WINDOW CAN BE REMOVED



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