



MLS # 73355262 - Extended
Business Opportunity - Other (See Remarks)

686 Broadway
Raynham, MA 02767-1735
Bristol County
Pin #: **M:4 B:20 L:0**
Directions: **Google Maps**

List Price: **\$149,900**

An amazing business opportunity, this fully licensed smoke shop is located on a busy road, ensuring high visibility. It features a utility room in the back for storage or operations and comes with a 5% smoke license and 3% convenience license, making it ideal for selling tobacco products, smoking accessories, and essential convenience items all in one location.

Property Information

Year Established: **2023**

Gross Expenses:

Gross Income:

Net Oper. Income:

Business Hours: **9am-9pm**

Owner Training:

Special Financing:

Disclosures:

Exclusions:

Lot Size: **9,999 Sq. Ft.**

Building Sq Ft:

Restrooms:

Loading Docks:

Drive in Doors:

Parking Spaces: **16**

Traffic Cnt/Day:

Zoning Code: **C1**

Zone Descrp:

Real Estate:

Related LN#:

Basement: **No**

HDC / ELV:

EQP / INV:

Features

Basement:

Building Construction: **Frame**

Documents on File: **Lease Agreement**

Facilities:

Form: **Corporation**

Location:

Reason for Sale: **Personal, Health**

Special Licenses:

System: **Security, Security Lights, Wet Sprinkler, Dry Sprinkler**

Tenant Expenses: **Taxes, Heat, Electric, Insurance**

Terms:

Utilities:

Office/Agent Information

Listing Office: **Martins & Associates R.E. Inc.**  (508) 583-6060 Ext. 100

Listing Agent: **Jeanie E. Martins**  (508) 583-6060

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Agency**

Entry Only: **No**

Showing: Sub-Agency: **Schedule with ShowingTimeor Call 888-627-2775**

Showing: Buyer's Broker: **Schedule with ShowingTimeor Call 888-627-2775**

Showing: Facilitator: **Schedule with ShowingTimeor Call 888-627-2775**

Special Showing Instructions:

Market Information

Listing Date: **4/4/2025**

Days on Market: Property has been on the market for a total of **361** day(s)

Expiration Date:

Original Price: **\$199,999**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **361** day(s)

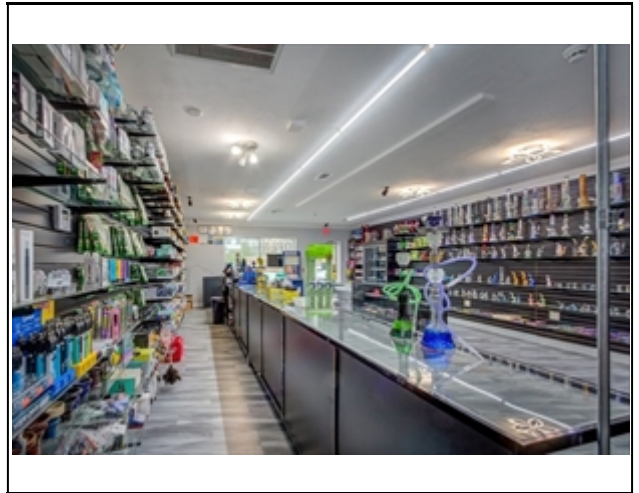
Office Market Time: Office has listed this property for **361** day(s)

Cash Paid for Upgrades:

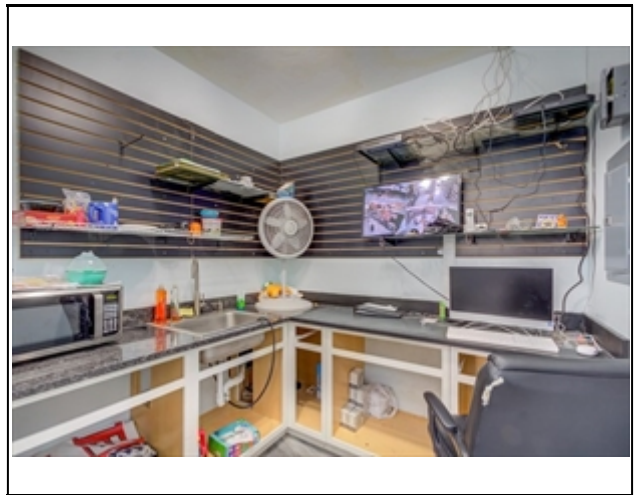
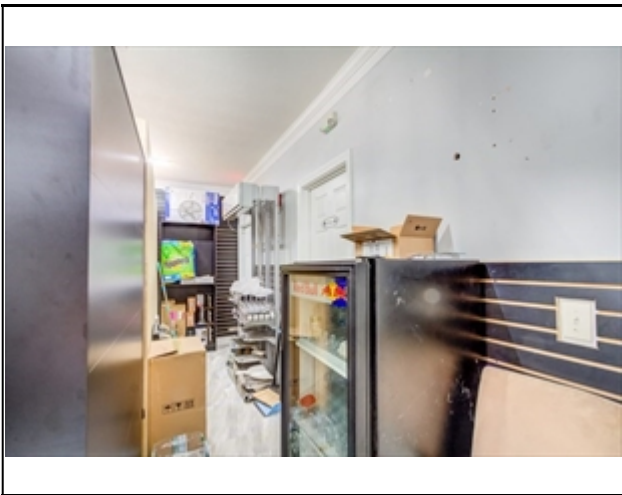
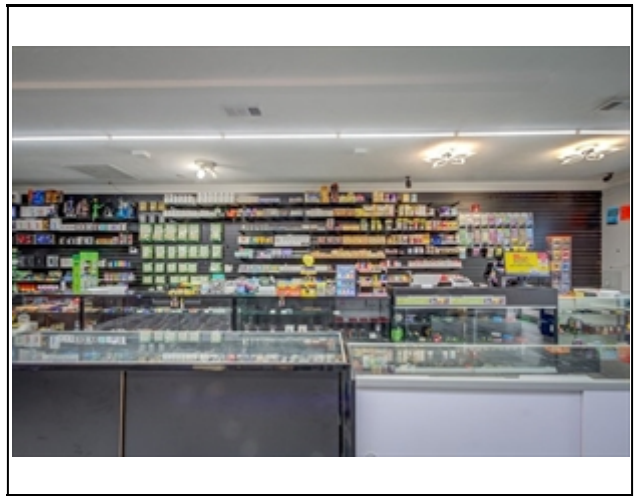
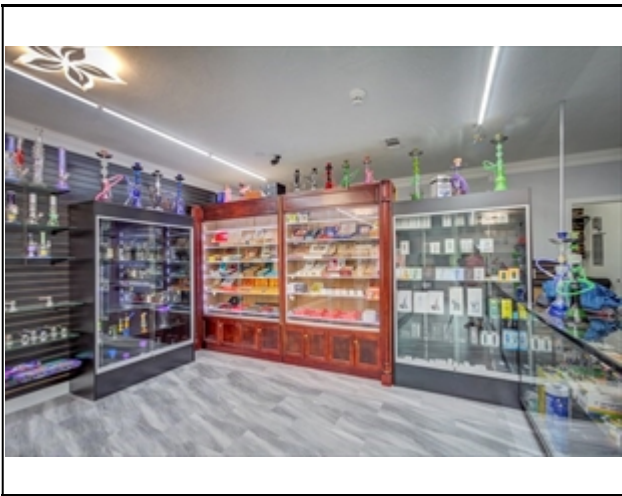
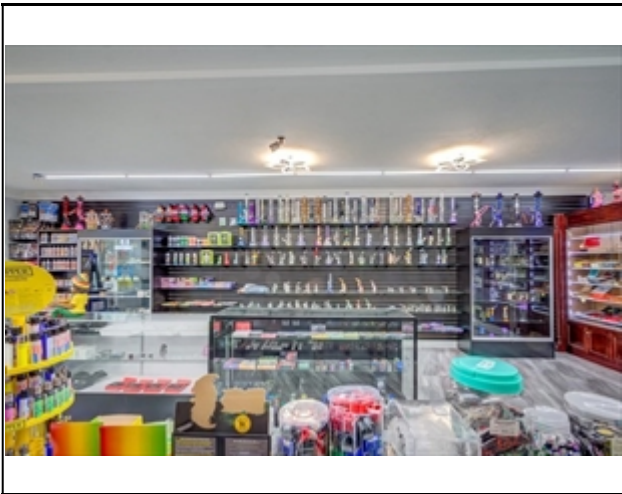
Seller Concessions at Closing:

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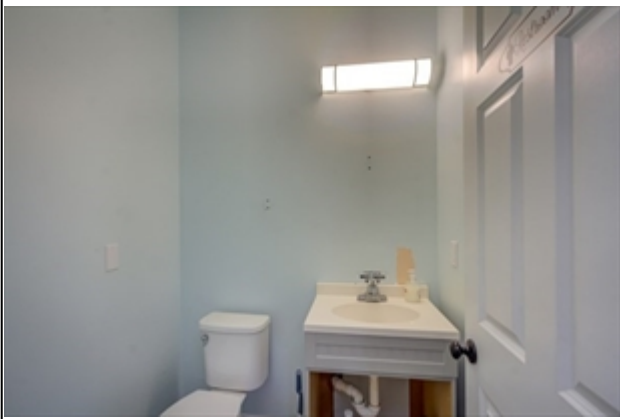


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