

FOR SALE

328
SOUTHBRIDGE
ROAD

CHARLTON, MA 01507



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

PAUL MATT

Vice President

pmatt@kelleher-sadowsky.com

O: 508.635.6781

C: 508.846.8800

CHRIS NAFF

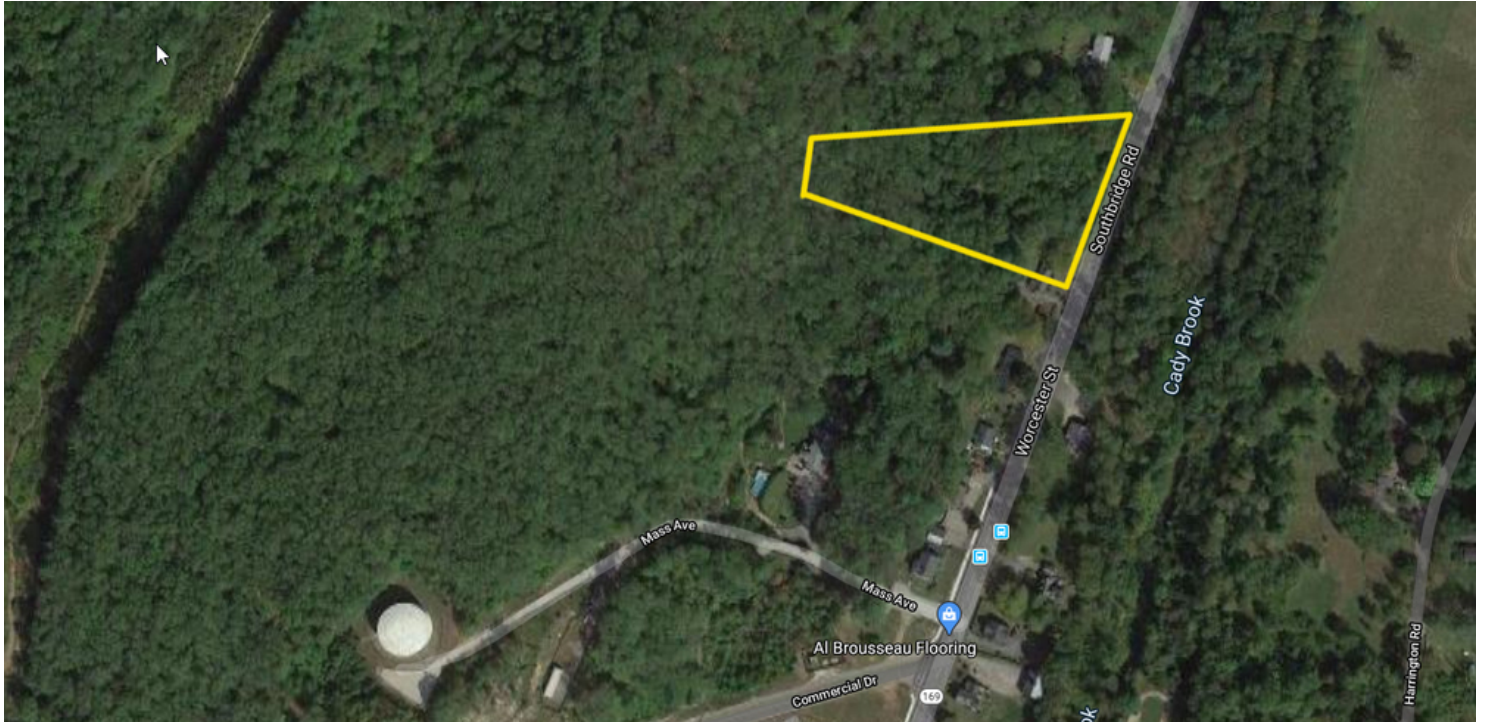
Vice President

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$55,000

Available SF:

Lot Size: 1.29 Acres

Price / Acre: \$42,636

Zoning: Industrial

PROPERTY OVERVIEW

This development opportunity provides great potential for an investor or an owner-occupant of a variety of uses. The industrially zoned land sits on Route 169, minutes from Route 20, Mass Pike, and Route 84. Nearby companies include North American Tool-Mach Corporation, Incom, Inc., L&P Paper and the Millennium Power Plant.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	510	14,330	36,879
Total Population	1,356	38,034	97,310
Average HH Income	\$74,976	\$69,800	\$75,219



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

PAUL MATT

Vice President

pmatt@kelleher-sadowsky.com

O: 508.635.6781

C: 508.846.8800

CHRIS NAFF

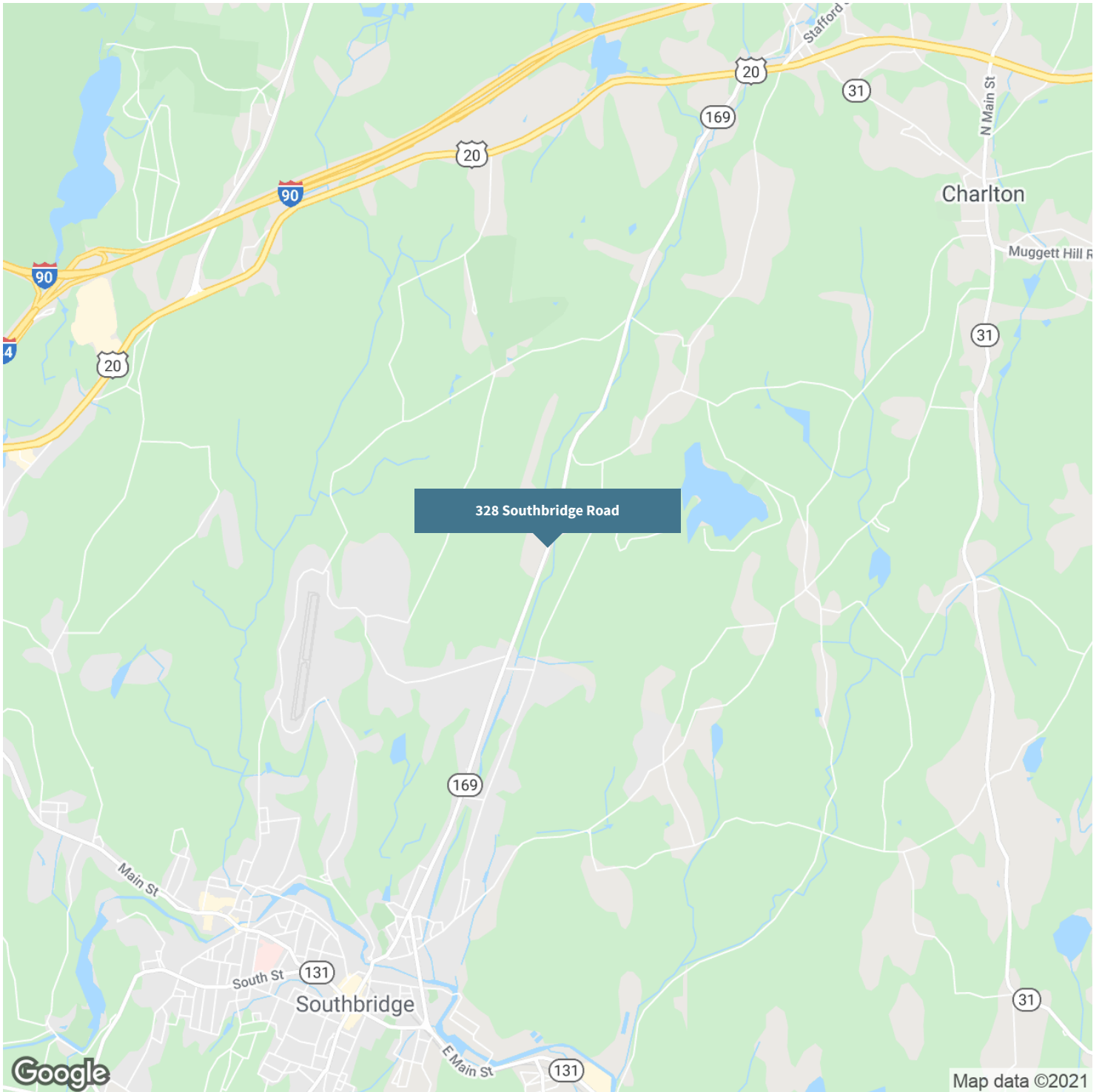
Vice President

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275

REGIONAL MAP



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

PAUL MATT

Vice President

pmatt@kelleher-sadowsky.com

O: 508.635.6781

C: 508.846.8800

CHRIS NAFF

Vice President

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275