

# INVESTMENT PROPERTY FOR SALE



## 155 FRANKLIN ROAD

FITCHBURG, MA 01420



**Kelleher  
& Sadowsky**

*Voted Best Commercial Real Estate Brokerage - Worcester Business Journal*

### DAVID V. COHEN

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type	Medical
Building Size:	4,000 SF
Lot Size:	±0.554 Acres
Zoning	Central Business District
Utilities:	Gas, city water & sewer
Parking	20+ vehicles
Sale Price:	\$1,049,000

### PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to bring to the market a unique investment opportunity in Fitchburg, Massachusetts. This single tenant building is currently occupied by UMass Memorial Health Care. The building, constructed in 1991, sits on ±0.55 acres and has been extremely well maintained both inside and out. The property is well located on Franklin Road with prominent signage and visibility, as the tenant is currently utilizing. The building is comprised of private exam rooms, a break room, multiple restrooms, laboratory area, and executive business offices. The parking lot was recently resurfaced and striped with the ability to hold over 20 cars. Recent upgrades to the building include lobby areas, windows, and interior offices. This is a unique investment opportunity with a strong tenant in place! All lease information will be shared upon execution of non-disclosure agreement. Please call us to set up a tour of the site.



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## ADDITIONAL PHOTOS



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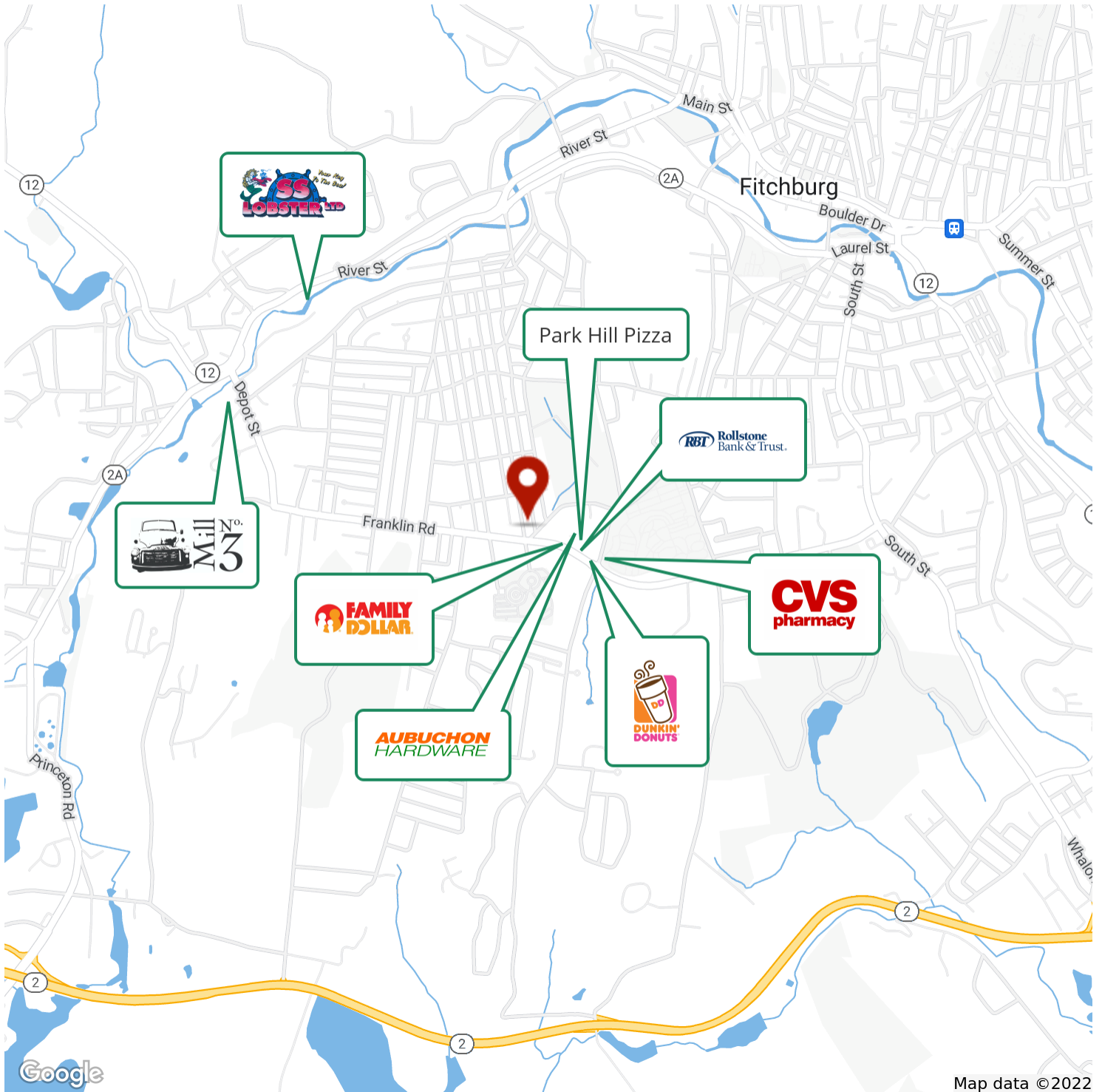
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# LOCATION MAP



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