

FOR SALE OR FOR LEASE



63 N. MAIN STREET

CHARLTON, MA 01507



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Size:	±0.69 acres
Building Size:	±3,860 SF
Property Type:	Office
Year Built:	1986
Utilities:	Town water/sewer, electric, propane heat
Parking:	35 on-site spaces
Zoning:	Village (V) District
FY22 RE Taxes:	\$7,290.36
Sale Price:	\$499,000
Lease Rate:	Negotiable

PROPERTY OVERVIEW

Brian Johnson and Drew Higgins of Kelleher & Sadowsky are pleased to introduce 63 N. Main Street in Charlton, MA as available for sale or for lease. The ±3,860 square foot two-story office building has been well maintained by an office owner-occupant with recent upgrades to the building's fire safety, windows, and roof. Prior use was a bank branch with a drive-thru. The office space includes a mix of private offices, open bullpen space, conference rooms, and a kitchen/break room. Each floor is ±1,840 SF as well as additional 3rd-floor access with storage. The space lends itself to potentially be subdivided for multiple tenants. Great space for professional and medical office uses. In addition, there is a full basement great for storage with a secured IT server room. Located in the center of Charlton, the property is situated approximately a half-mile from Route 20. The property boasts 35 on-site parking spaces and great visibility at the junction of Route 31 and Main Street. Please give us a call today to schedule a tour.



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

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ADDITIONAL PHOTOS



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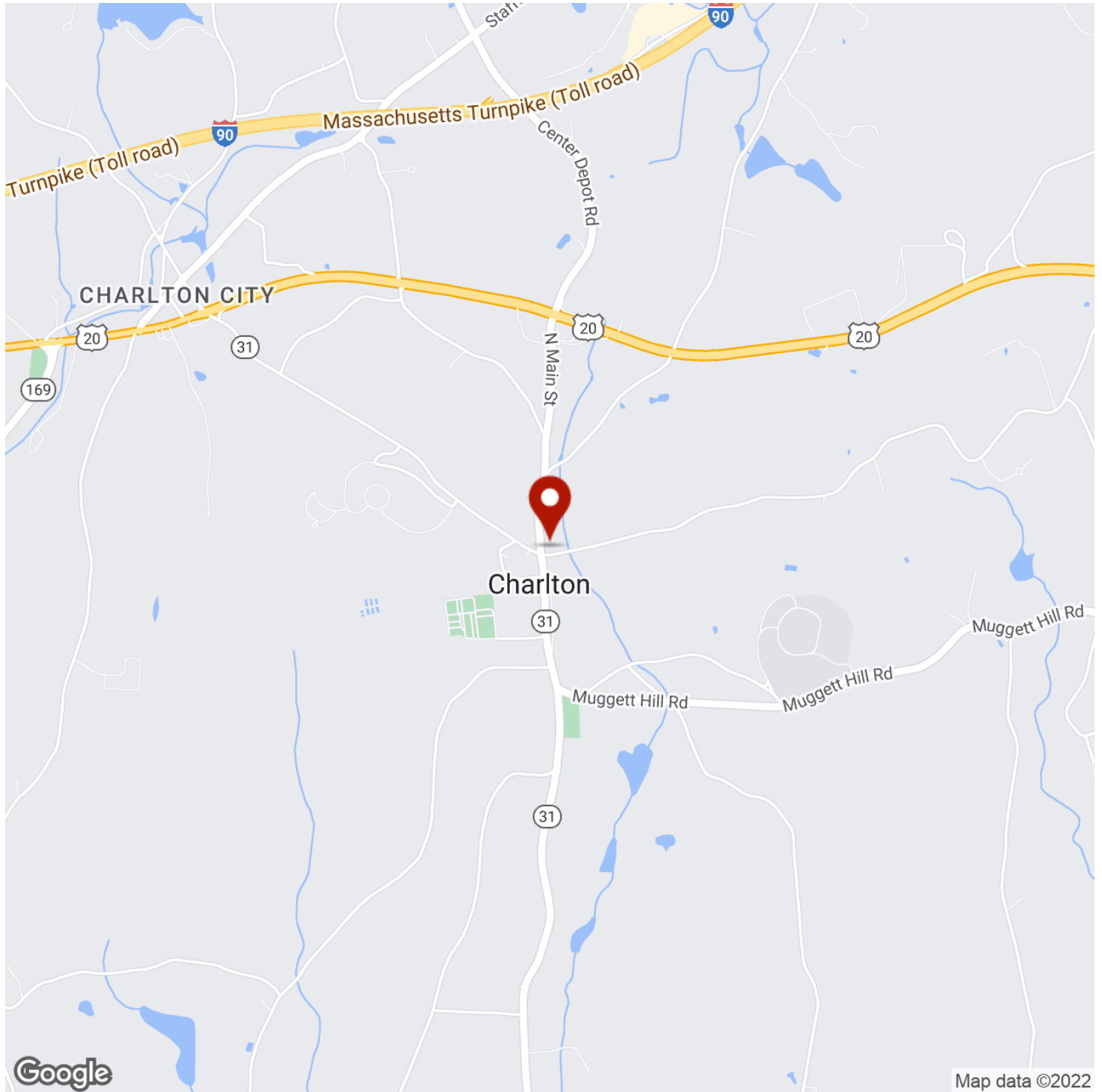
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LOCATION MAP



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