

# FOR SALE



## 99 BOSTON ROAD

SUTTON, MA 01590



**Kelleher  
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

**DREW HIGGINS**

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>Property Type:</b>	Land Development Opportunity OR ±30,000 SF Industrial Building
<b>Lot Size:</b>	14.45 Acres
<b>Zoning:</b>	Highway Business (B-2)
<b>Utilities:</b>	Water, Sewer, Gas
<b>Traffic Count: (RT 146)</b>	±50,000
<b>Sale Price:</b>	\$1,500,000

## PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 99 Boston Post Road in Sutton, a unique land development opportunity directly off Route 146. The site has tremendous highway access and is seconds away from a signalized traffic light on Route 146, which has a traffic count of approximately 50,000+ cars per day. This site is within walking distance of the new Pleasant Valley Crossing, which is tenanted by Market 32, Starbucks, Verizon, Pleasant Valley Dentists, Five Guys, UniBank, and more. There are approximately ±4 acres of usable land that overlooks a pond, which would lend itself very nicely to a housing development, or an industrial building. Directly across the street, Kraft Group's ±1 million square foot industrial development is now in progress and expected to provide over 1,000 new full-time jobs

This land has potential for a residential (40-B) or senior housing development (which the town of Sutton is in support of) and directly abuts the new Pleasant Valley Crossing. The seller of the property is willing to participate in ownership with an experienced senior housing operator if needed. The land also has potential for a +/- 30,000 SF industrial building in which the seller is willing to be creative in the structure of the deal.

For more information or to meet at the land site, please reach out to Drew Higgins or Madison O'Brien.



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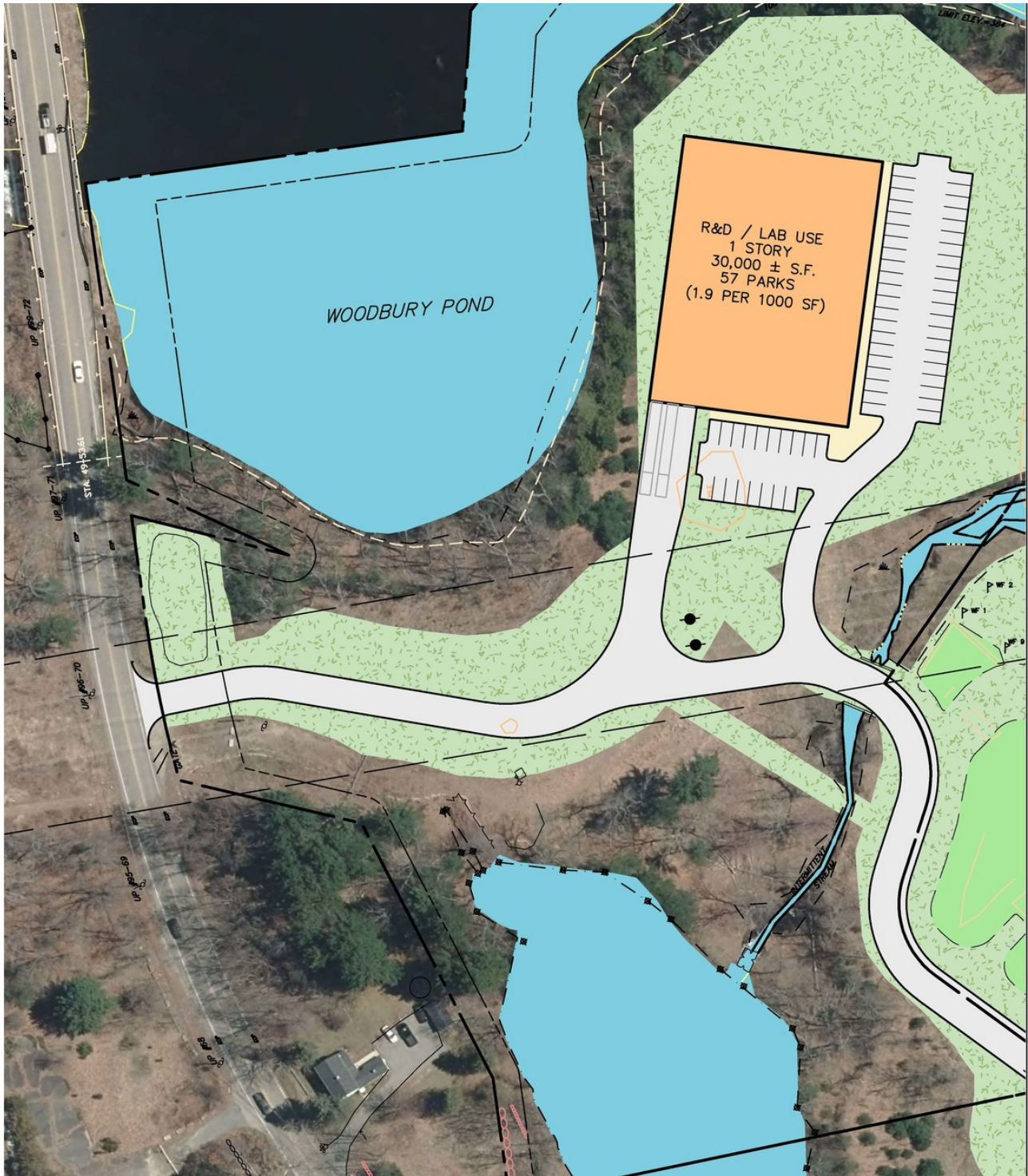
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# PARCEL WITH 30,000 SF IMPROVEMENT



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## ENGINEERING AERIAL



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## AERIAL OVERVIEW



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# AMENITIES MAP



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