



RETAIL SPACE

±14,100 SF Building For Sale

1 East Main Street, West Brookfield



Kelleher & Sadowsky Associates, Inc. is pleased to introduce 1 East Main Street in West Brookfield as available for sale. The property, built in 1890, has undergone significant renovations including a new roof in 2012 and a new sprinkler system in 2015-2016. The building is currently occupied by six commercial tenants on the first floor, generating \$55,500 in gross annual income. Tenants include a convenience store, optometrist, You Inc., hair salon, massage therapist, and an interior design studio. There is potential for residential development on the property's second floor. Currently unfinished, this ±7,000 SF second-floor could be converted for additional rental income. Conveniently located on Route 9, the property offers both on and off-street parking for customers, clients, and employees. Please give us a call today to schedule a tour.

Building Size: ±14,100 SF

Zone: General District (GD)

Utilities: Water, Gas, Electric, Private Septic

Parking: Private lot accessed off Pleasant Street
On-Street parking available

Asking Price: \$565,000

Kelleher & Sadowsky
120 Front Street, Suite 210
Worcester, MA 01608
508.755.0707 Office
kellehersadowsky.com

Paul A. Matt
Vice President
Direct 508.635.6781
Cell 508.846.8800
pmatt@kelleher-sadowsky.com

Brian A. Johnson
Vice President
Direct 508.635.6783
Cell 774.272.1112
johnson@kelleher-sadowsky.com

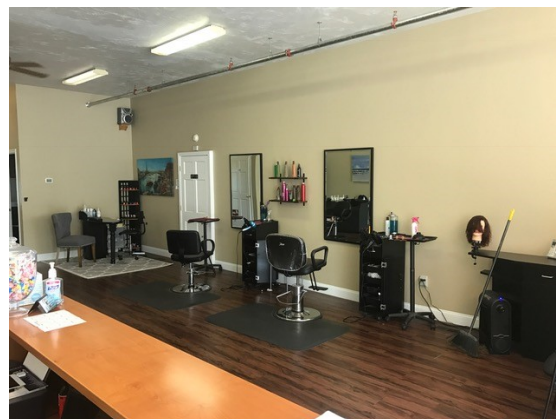
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