

133 EAST MAIN STREET

Westborough, Massachusetts



FOR SALE: 2,578± SQ.FT. COMMERCIAL BUILDING (RETAIL/OFFICE)



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133

EAST MAIN STREET

Westborough, Massachusetts

2,578± SQUARE FOOT COMMERCIAL BUILDING
(RETAIL/OFFICE)

FOR SALE: \$579,000

CONTACT INFORMATION

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PROPERTY HIGHLIGHTS

SVN | Parsons Commercial Group is pleased to offer for sale **133 EAST MAIN STREET IN WESTBOROUGH, MA** - a 1.5 story, 2,578± square foot commercial building on 0.536± acres.

The property is impeccably maintained and shows pride of ownership. A complete renovation was completed in 2009 with all new windows, mechanicals, siding and more.

▶ **TRAFFIC COUNT** - Highly visible location with an average daily traffic count of 15,260 (ADT).

▶ **FLEXIBLE USES** - This unique property has been a retail store but is also ideal for office use. It is located within the **BA (HIGHWAY BUSINESS)** Zone.

▶ **EXCEPTIONAL ACCESS** - The property is well located on East Main Street (Route 30) in Westborough, just off of Route 9 providing exceptional access to three major highways including the Route 495, Mass Pike (90) and I-290.

▶ **PARKING** - The property features two private parking lots with over 17± striped parking spaces offering a competitive advantage in the area as many commercial properties lack sufficient parking.





ZINC

EXIT



PROPERTY SPECIFICATIONS

Building Information:	
Year Built:	Circa 1699
Renovated:	2009
Type:	Commercial Retail, Office
Building Class:	B
Building Size:	2,578± square feet
Stories:	1.5 stories plus partially finished basement
Foundation:	Concrete Block
Framing:	Wood
Exterior Walls:	Clapboard
Roof:	Gable - Asphalt

Site Information:	
Assessors Address:	133 East Main Street Westborough, MA 01581
Map/Parcel:	28-92-0
County:	Worcester
Market:	MetroWest 495
Zoning:	BA - Business Highway
Land Size:	0.536 acres
Frontage:	149.5' - East Main Street
Parking Type:	Surface
Parking:	Two [2] private parking lots with over 17± striped spaces, including handicap.

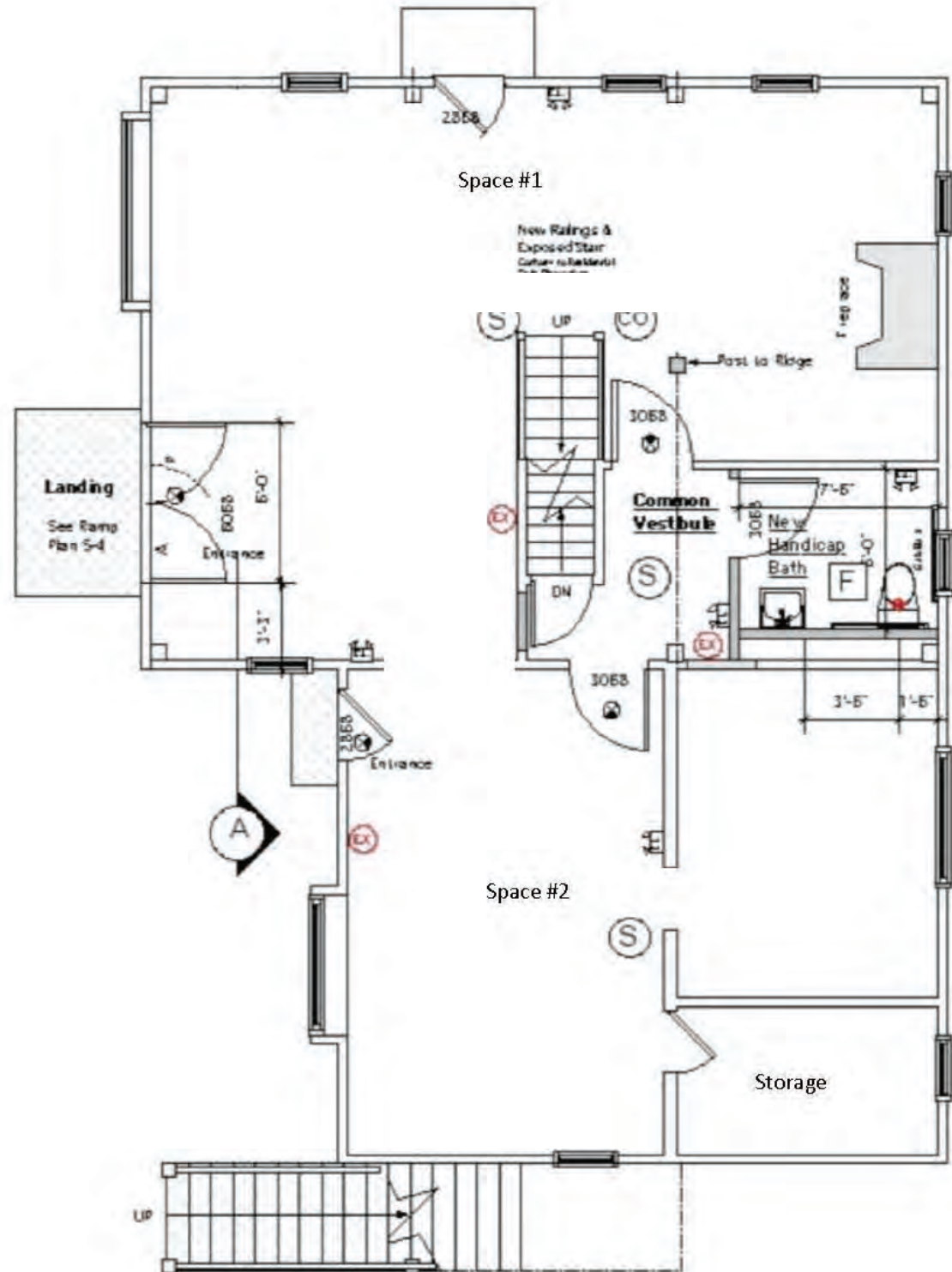
Mechanicals & Utilities:	
Utilities:	Water - Town Sewer - Town Electric - National Grid
Heat:	Oil, Forced Hot Air
AC:	Central Air
Other:	Central Vacuum
Other:	Humidification System

Taxes and Assessments:	
Assessed Value:	\$480,000 - [2019]
Tax Rate:	\$18.33/1,000 [FY 2019] - Single Tax Rate
Current Taxes	\$8,802

CAPITAL IMPROVEMENTS

Recent Capital Improvements & Upgrades:	
New Windows	2008
New Furnace	2008
New AC Compressor	2014
New Landscaping	2019
Flood Zone Removal	Building was 100% removed from flood zone in 2019

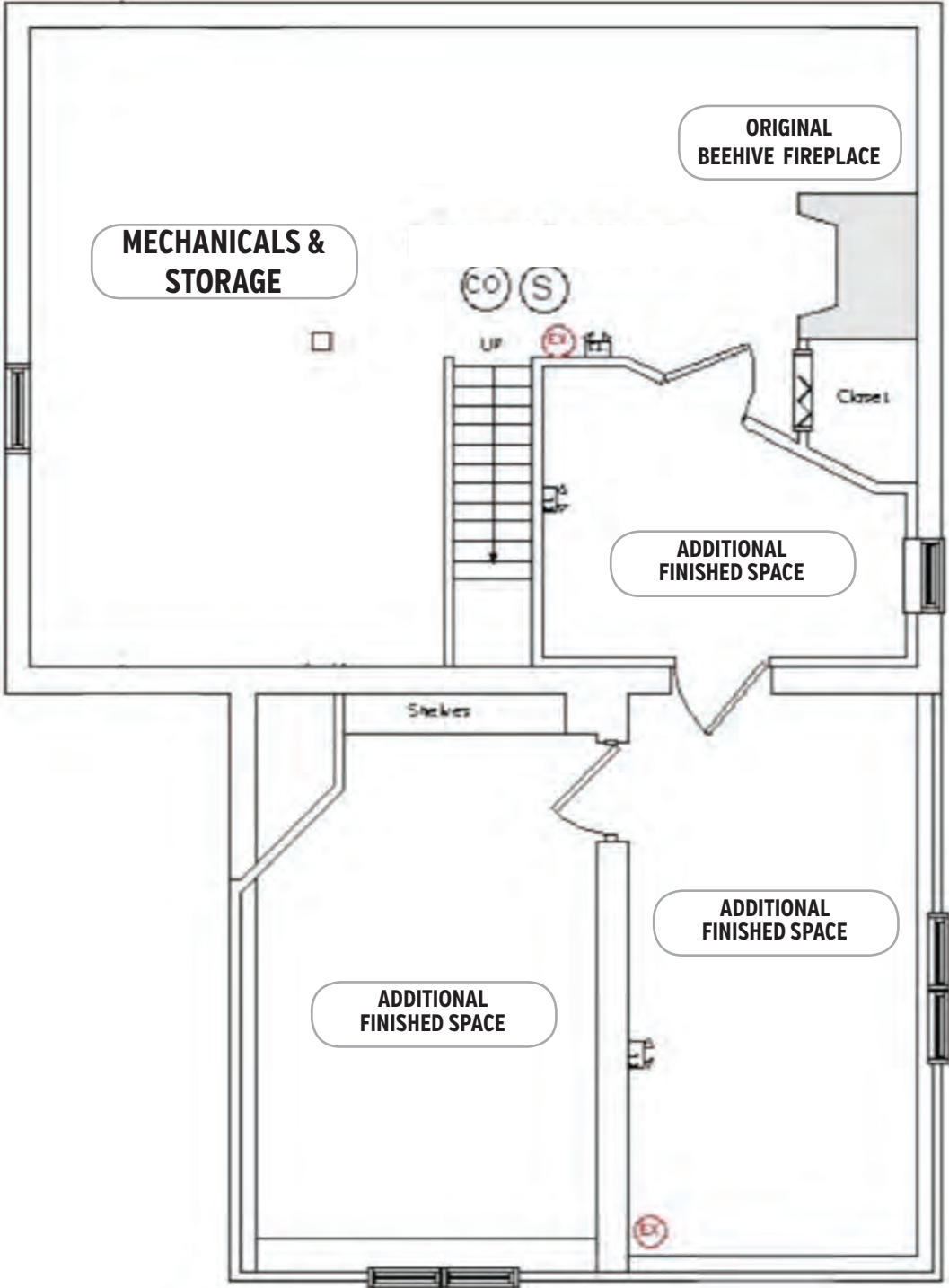
FIRST FLOOR PLAN



SECOND FLOOR PLAN



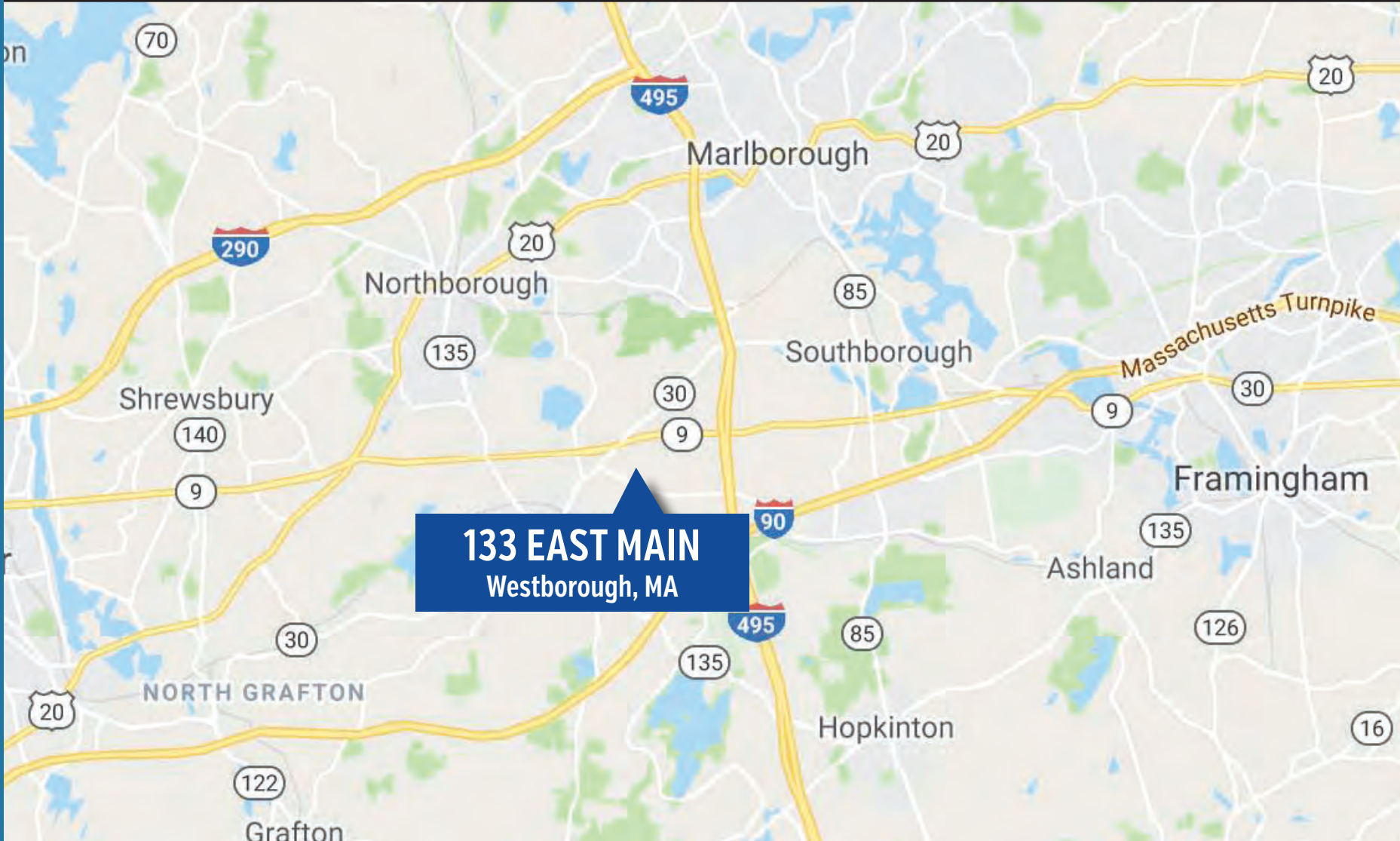
GROUND FLOOR PLAN





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MARKET AREA OVERVIEW



Distance



BOSTON

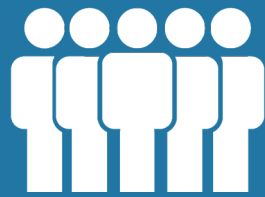
35 Miles



Access

Routes 9, 30, 495, 90, 290

DEMOGRAPHICS



Population
18.5k



Median Household
Income

\$107k



BA or Higher Degree

64%





DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

FOR SALE



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