

FOR SALE

328
SOUTHBRIDGE
ROAD

CHARLTON, MA 01507



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

PAUL MATT

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CHRIS NAFF

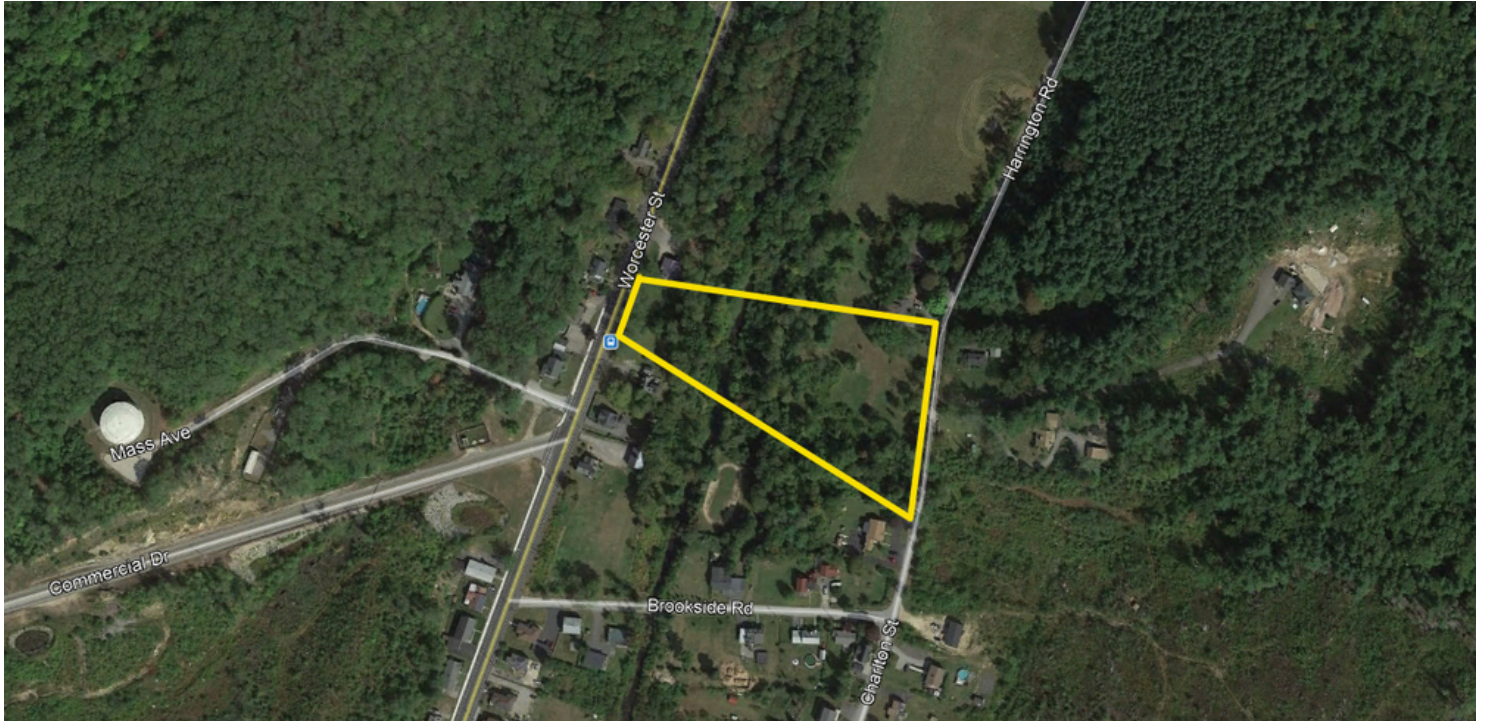
Associate

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$70,000

Lot Size: 1.29 Acres

Price / Acre: \$54,264

Zoning: Industrial

PROPERTY OVERVIEW

This development opportunity provides great potential for an investor or an owner-occupant of a variety of uses. The industrially zoned land sits on Route 169, minutes from Route 20, Mass Pike, and Route 84. Nearby companies include North American Tool-Mach Corporation, Incom, Inc., L&P Paper and the Millennium Power Plant.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	510	14,330	36,879
Total Population	1,356	38,034	97,310
Average HH Income	\$74,976	\$69,800	\$75,219



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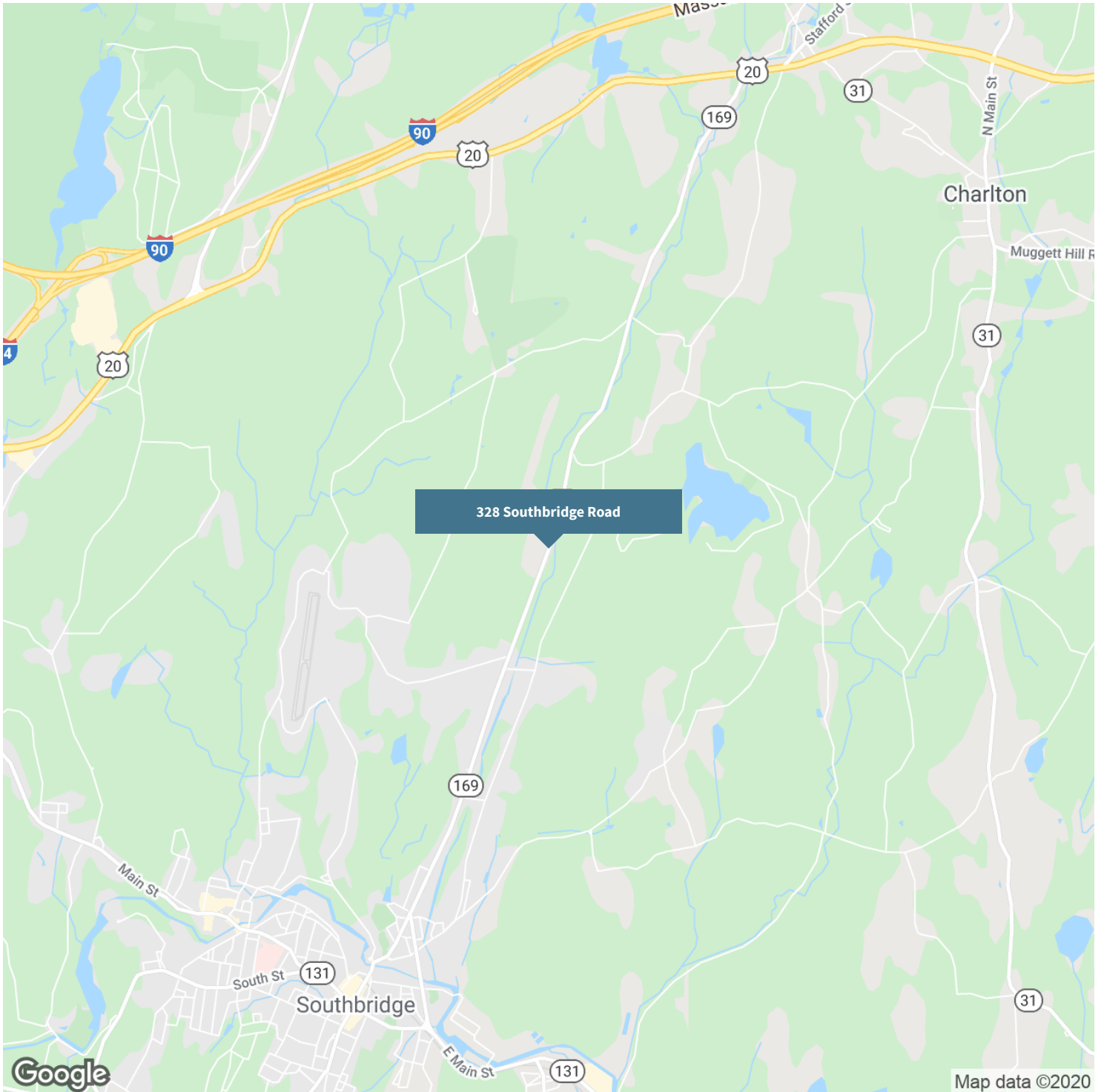
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REGIONAL MAP



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