



FOR SALE

COMMERCIAL / DEVELOPMENT LAND

54 MILL STREET, BROOKFIELD,
MA 01506



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

PAUL MATT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

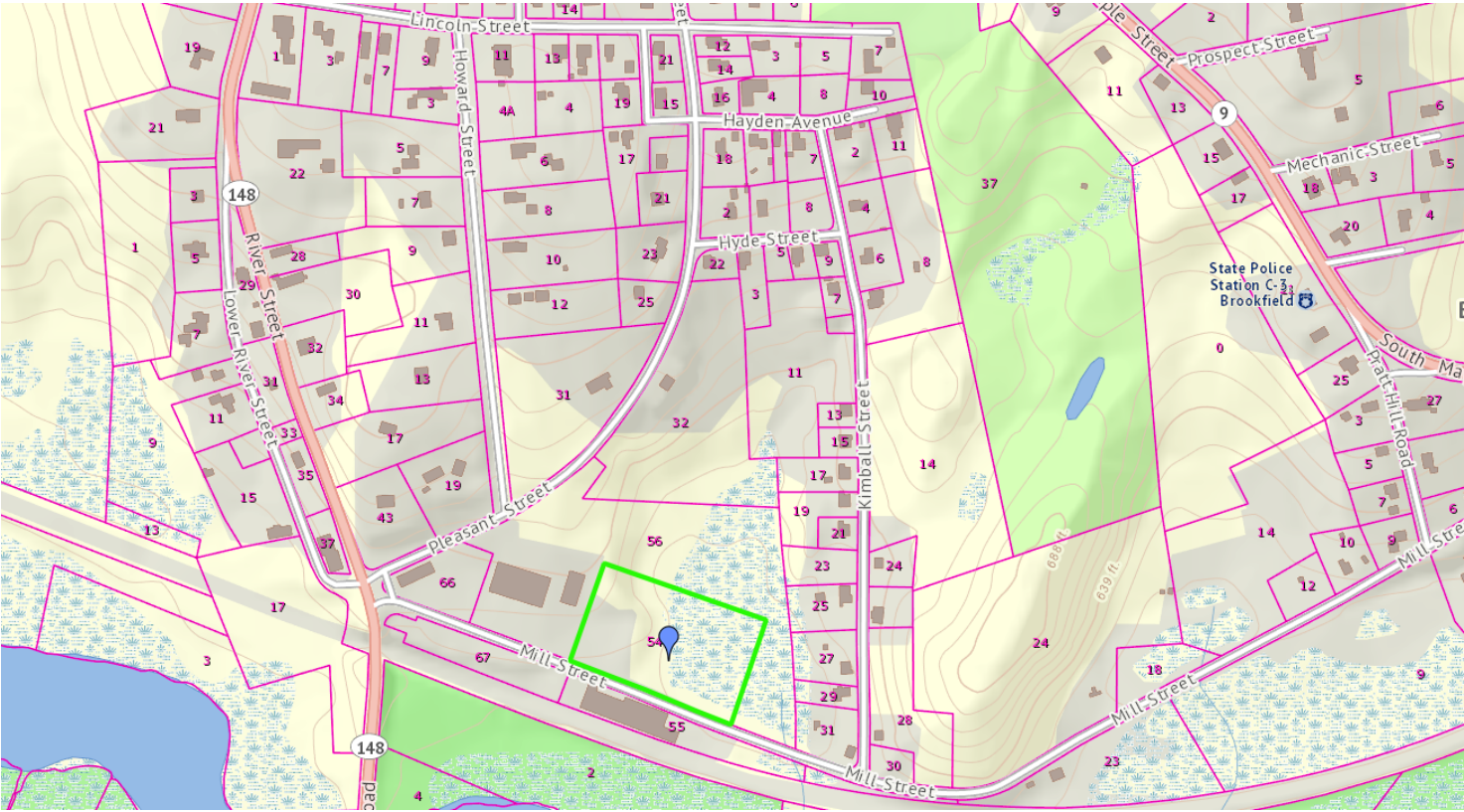
Sale Price:	\$70,000
Lot Size:	2.51 Acres
Price / Acre:	\$27,888
Zoning:	CI - Commercial Industrial
Traffic Count:	2,232
Highway Access:	Route 20, Route 84, Mass Pike (I-90)

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates has been named the exclusive sales agent for the property conveniently located on Mill Street in Brookfield , MA with immediate access to Routes 9 & 148. The site has a gentle slope and provides outstanding access to Routes 20, 84 & 90 (Mass Pike). The commercially zoned 2.51 (+/-) land site is directly next to the Brookfield DPW garage and allows for a variety of commercial end uses including manufacturing, industrial and warehouse & distribution.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	260	6,613	26,293
Total Population	632	16,537	66,936
Average HH Income	\$69,564	\$75,470	\$74,977

PLOT PLAN



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