

FOR SALE

MIXED USE BUILDING AVAILABLE

356 MANCHAUG ROAD,
SUTTON, MA 01590



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

BRIAN JOHNSON

Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

CHRIS NAFF

Associate

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Mixed Use
Building Size:	8,320 SF
Lot Size:	0.91 Acres
Zoning:	V - Village District
RE Taxes:	\$6,307.34
Sale Price:	\$625,000

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to introduce 356 Manchaug Road in Sutton as available for sale. This beautiful and historic two-story stone building has been owner-occupied since 2001. On the first floor, the Seller has operated a retail interior design and antique shop while living on the second floor in a converted residential apartment. The building was once home to the Manchaug Store, which was a thriving community center that supported the Manchaug Mill. Located less than 2.5 miles from Route 146, this building offers perfect space for a company or organization looking for retail, office, community and residential space. Please contact us today to schedule a tour.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	305	2,559	7,514
Total Population	883	7,256	20,866
Average HH Income	\$108,829	\$104,157	\$101,235

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ADDITIONAL PHOTOS



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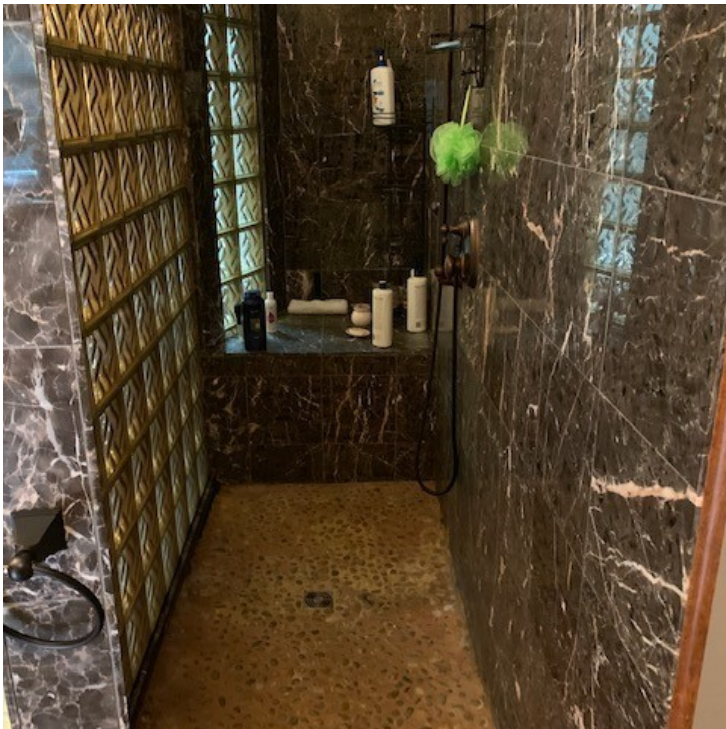
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