

FOR LEASE

56 CANAL STREET

MILLBURY, MA 01527



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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EXECUTIVE SUMMARY



OFFERING SUMMARY

MBLU: 54-84-84A

Property Type: Retail

Building Size: 3,000 SF

Available SF: 3,000 SF

Lot Size: 0.51 Acres

Zoning: B1

Lease Rate: \$4,200 per month (MG)

PROPERTY OVERVIEW

Kelleher & Sadowsky is please to present 56 Canal Street in Millbury as available for lease. This incredibly located building is a great opportunity for your restaurant, bakery, ice cream stand, and many other retail and food service businesses. The building is equipped with pizza ovens, walk in cooler, full commercial kitchen, ice cream equipment, and other fixtures that can be included in the lease. Located on Route 122A and minutes from Routes 146, 20, and the Mass Pike, this will be a great location for your business. Contact us to schedule a tour today!



**Kelleher
& Sadowsky**

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120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

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ADDITIONAL PHOTOS



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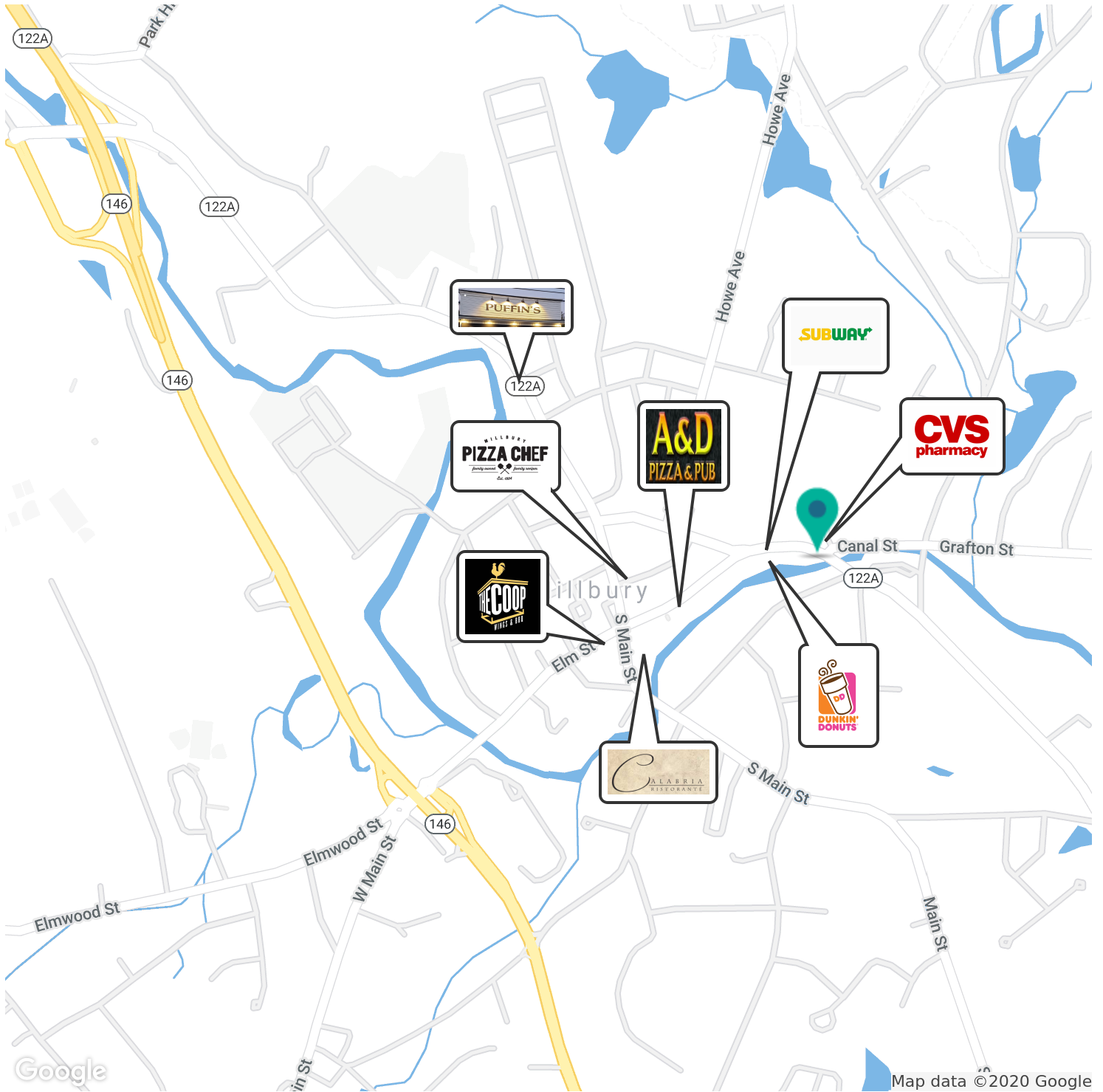


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LOCATION MAPS



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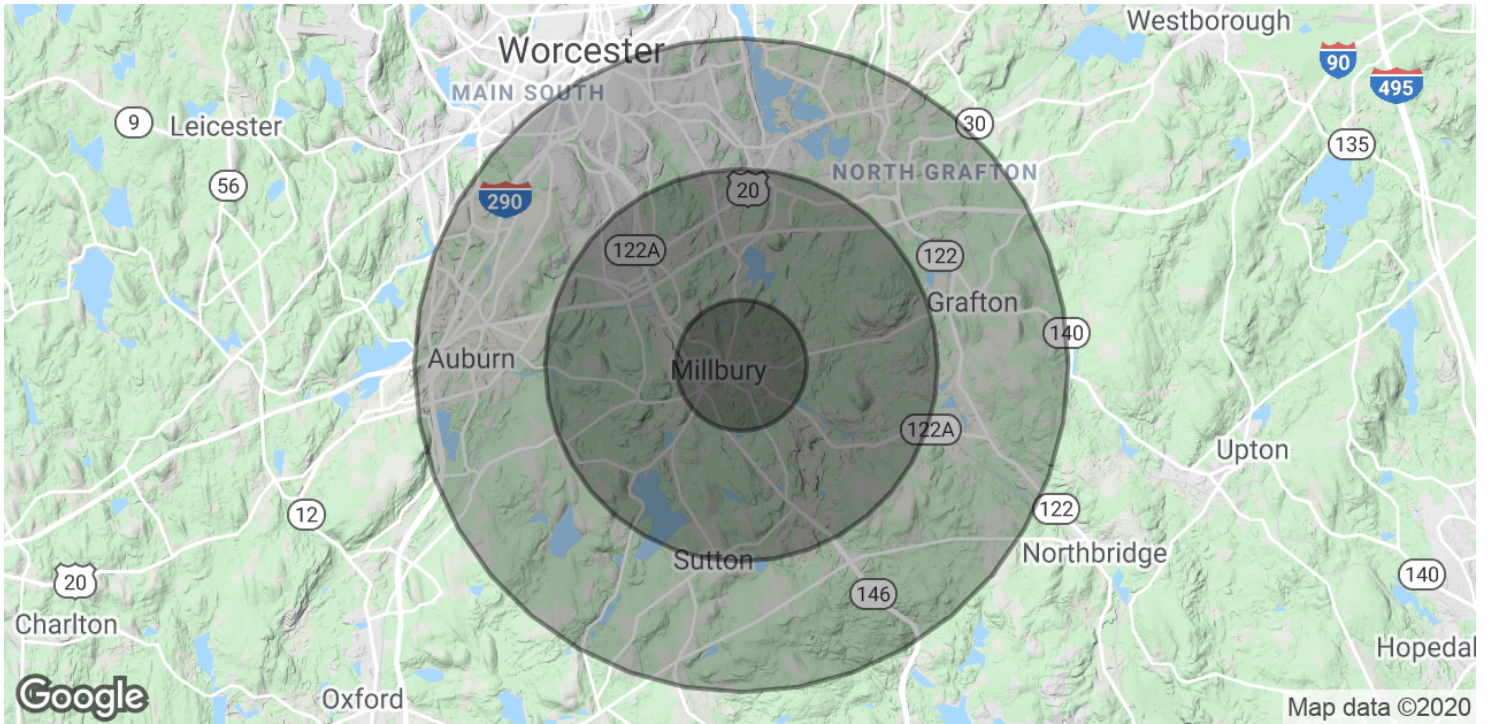
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,393	24,376	102,825
Median age	42.6	40.1	36.2
Median age (Male)	39.4	39.4	35.7
Median age (Female)	45.2	40.7	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,927	9,813	39,426
# of persons per HH	2.3	2.5	2.6
Average HH income	\$67,622	\$81,741	\$75,173
Average house value	\$307,875	\$311,535	\$302,396

* Demographic data derived from 2010 US Census



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