

# FOR SALE

## 16 STAFFORD STREET

CHARLTON, MA 01507



Rated Best Commercial Real Estate Brokerage - Worcester Business Journal

**CHRIS NAFF**

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**BRIAN JOHNSON**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type:	Special Purpose
Building Size:	4,388 SF
Lot Size:	0.25 Acres
Zoning:	CB - Community Business
Utilities:	Public Water/Sewer Oil Heat
RE Taxes:	\$3,983.00
Sale Price:	\$339,000

### PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to present 16 Stafford Street in Charlton as available for sale. This historic church is full of character and has been meticulously maintained by the current owners. The building is complete with studio/office space on the first floor along with a full service kitchen. Complete with off-street parking, this property would be a perfect fit for office and retail uses as well as religious institutions. The zoning bylaws also allow for medical & dental office, schools, flea markets, fitness centers, residential, and many other uses. Please contact us for more information.

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## MAIN HALL



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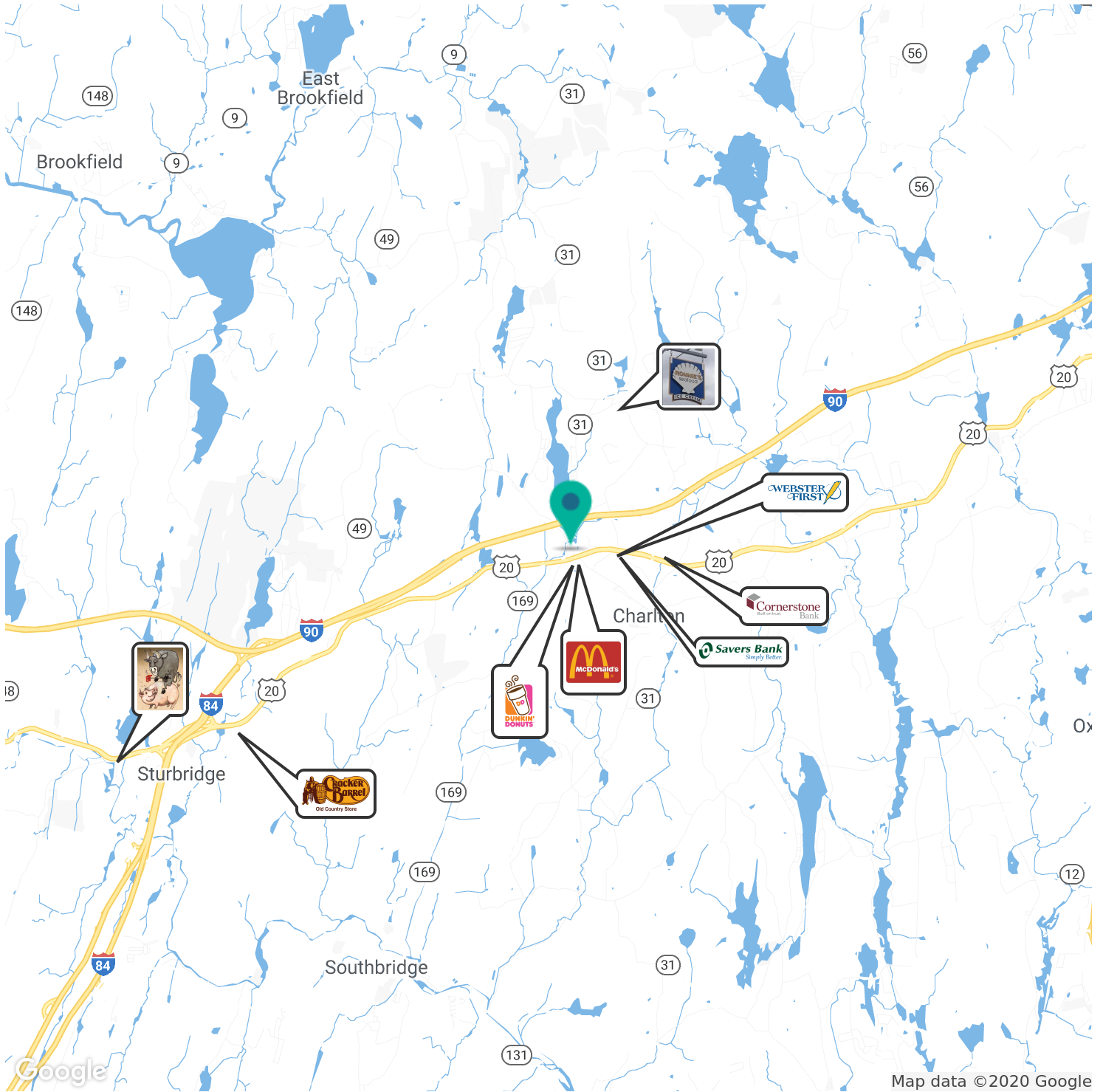


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& Sadowsky**

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# LOCATION MAPS



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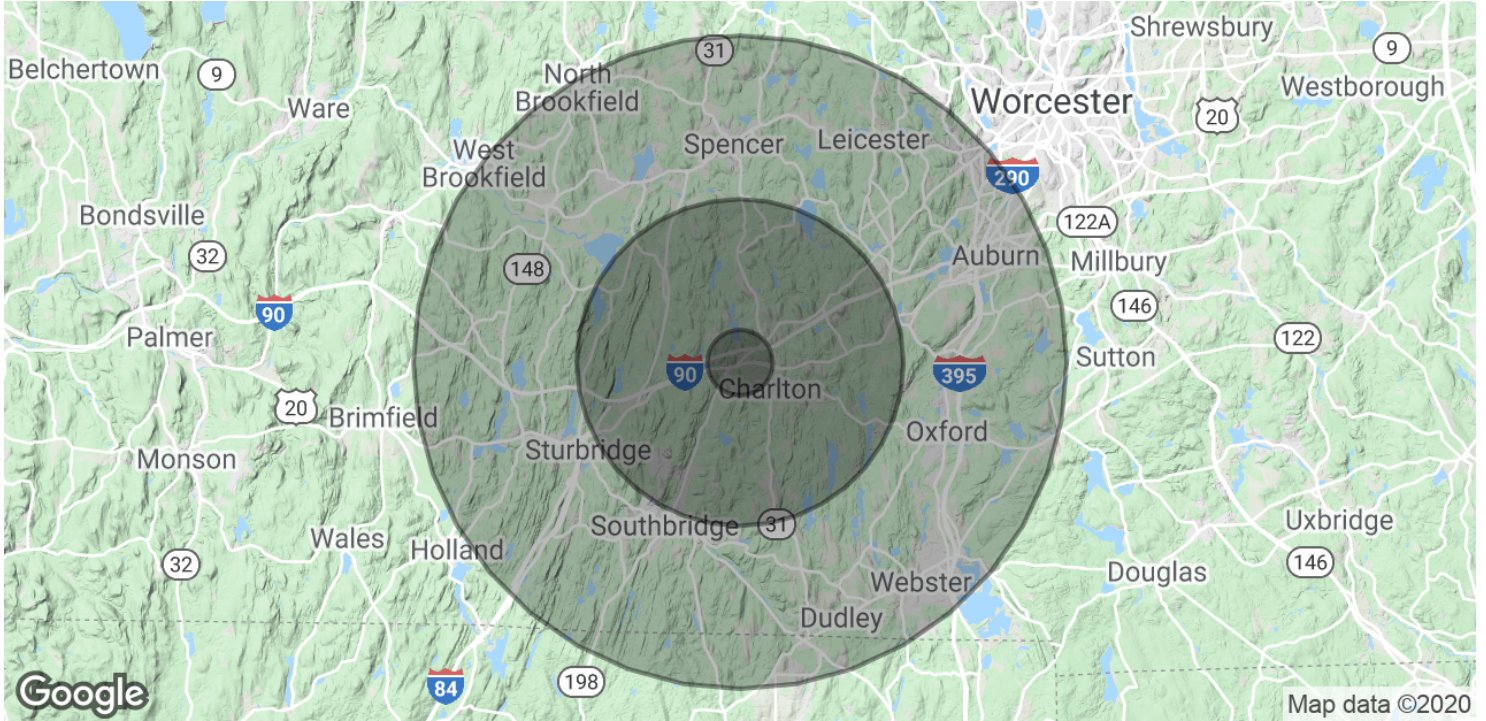


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	971	24,103	113,528
Median age	40.6	39.0	39.6
Median age (Male)	39.5	38.1	38.8
Median age (Female)	41.5	40.0	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	364	8,803	42,981
# of persons per HH	2.7	2.7	2.6
Average HH income	\$86,227	\$84,562	\$74,861
Average house value	\$352,612	\$326,756	\$293,591

\* Demographic data derived from 2010 US Census



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