



MEDICAL / OFFICE BUILDING

Available for Sale or for Lease

104-106 Leominster Road, Sterling, MA



Kelleher & Sadowsky Associates is pleased to present to market 104-106 Leominster Road in Sterling. The property is currently occupied by St. Vincent's Medical Center through January of 2019, offering a potential Buyer short term rental income. The 6,400 square foot building is currently configured as medical office space, with the ability to house most any professional office or medical user. The site offers parking for over 40 vehicles on site, and provides excellent highway access to Routes 2 and 190. With an abundance of new development along Leominster Road, this 1.16 +/- acre site could provide an opportunity for redevelopment as well! Leasing opportunities available from 3,450 SF to 6,400 SF Call us today to schedule a tour.

Building Information:

Land Area: 1.16 Acres
Building Area: 6,400 SF
Zoning: C (Commercial)
Year Built: 1972, with recent renovations
Parking: 40+ Vehicles
HVAC: Oil Heat & Central Air Conditioning

Sale Price: \$715,000

Lease Rate: \$14.75 / NNN

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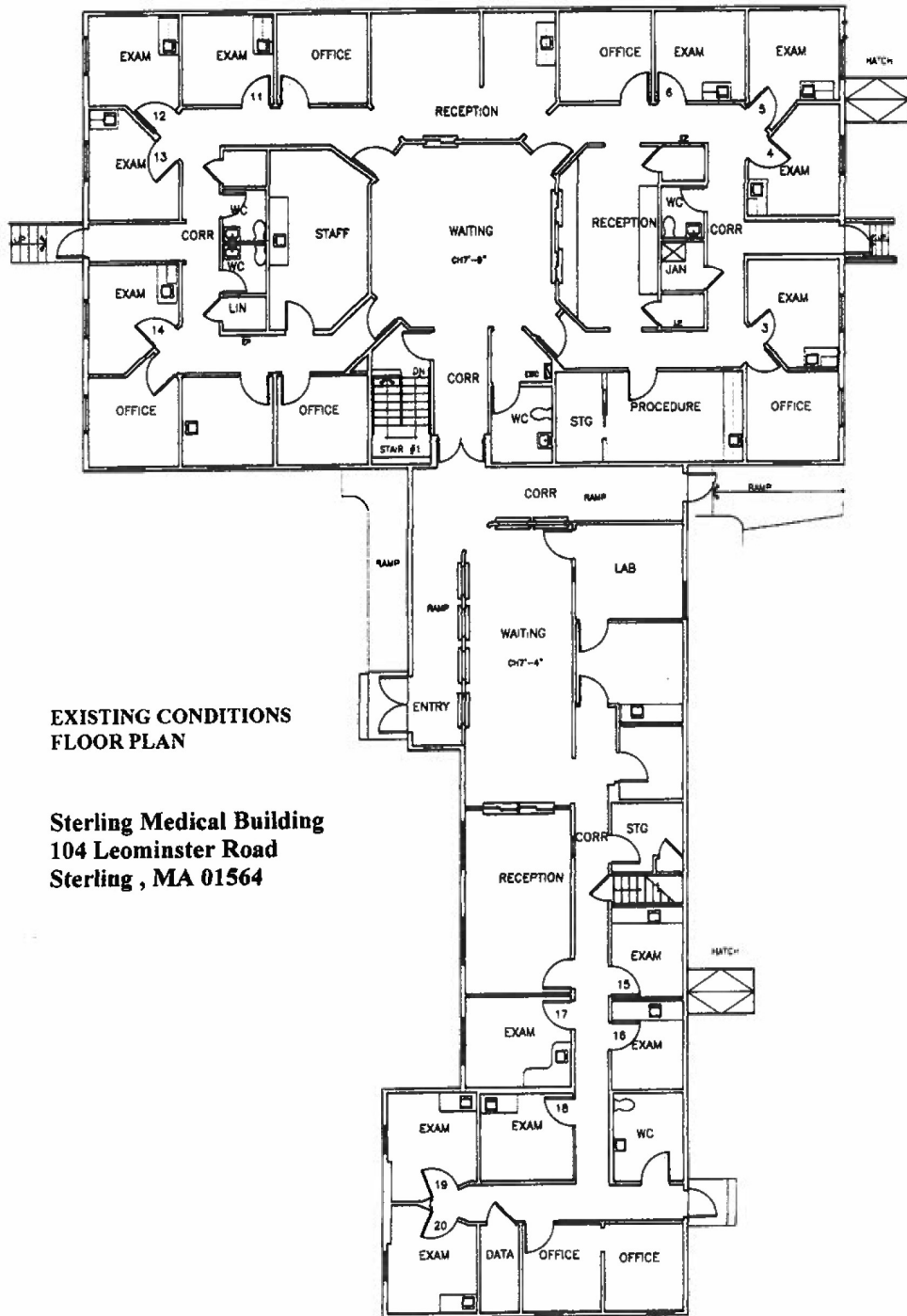
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**EXISTING CONDITIONS
FLOOR PLAN**

**Sterling Medical Building
104 Leominster Road
Sterling, MA 01564**

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