



# 33 BAYLIES ROAD

CHARLTON, MA 01507

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$340,000
Lot Size:	1.377 Acres
Building Size:	2,858 SF
Zoning:	Agricultural
Price / SF:	\$118.96

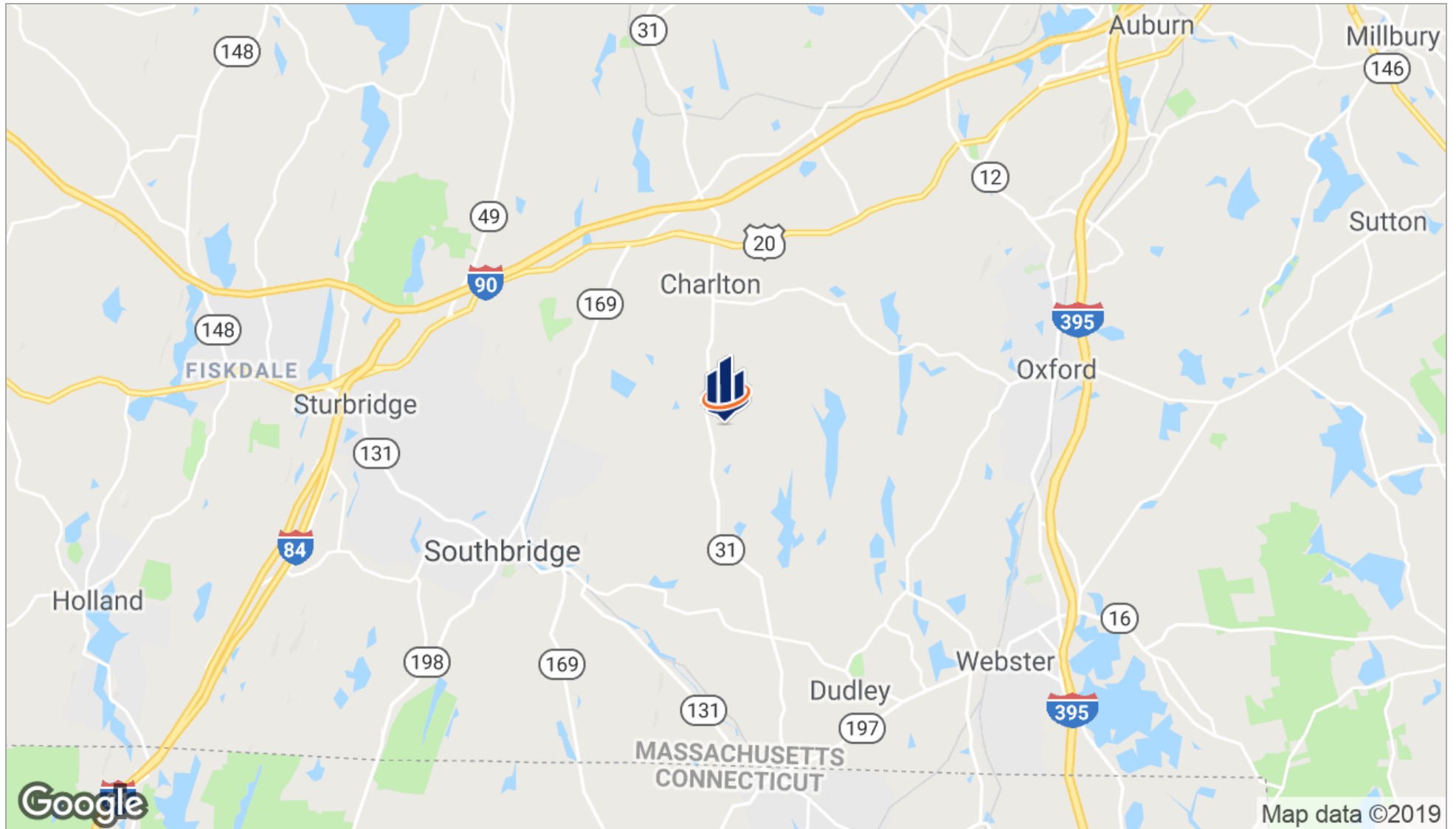
## PROPERTY OVERVIEW

SVN Parsons Commercial Group | Boston is pleased to present the listing For Sale at 33 Baylies Road in Charlton, MA. Originally built as a DCAM requirement for the State of Massachusetts in 1992 and has since been utilized as a State of Massachusetts residential group home for adults with special needs. Improvements include fully wet sprinkler system and a Central Station monitored fire alarm system, propane fired back up generator. This property would be ideal for a daycare, nursing home or other similar users benefiting from the bolstered infrastructure. Property is currently leased to the State of Massachusetts through November 2019 for \$7,789.75/month. Property can be purchased with 42B Ramshorn Road.

## PROPERTY HIGHLIGHTS

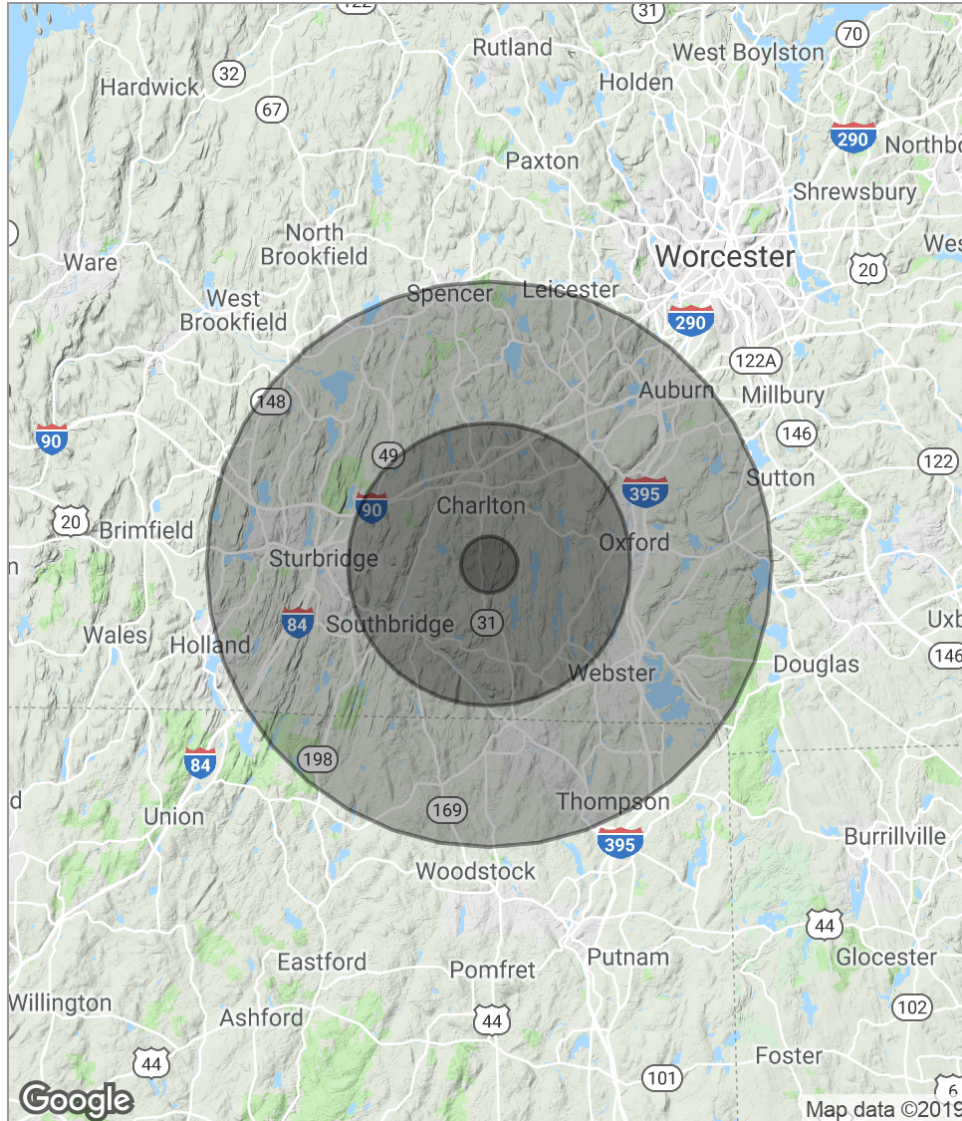
- Ranch Style, 4 Bed, 2 Bath
- Oil fired FHA Heat / Central Air
- Private well & septic
- Fully Sprinklered (Wet system)
- Central Station monitored low voltage fire alarm system
- Propane fired backup generator with ATS
- Fully ADA compliant with wide hallways and doorways

# Location Maps





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	883	28,926	122,746
Median age	39.2	38.0	39.7
Median age [Male]	39.7	37.2	38.7
Median age [Female]	38.6	39.2	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	298	10,341	47,672
# of persons per HH	3.0	2.8	2.6
Average HH income	\$95,984	\$77,918	\$72,128
Average house value		\$305,701	\$286,493

\* Demographic data derived from 2010 US Census

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