



FOR SALE

MIXED USE SITE AVAILABLE

388 PALMER ROAD, WARE, MA 01082



Rated Best Commercial Real Estate Brokerage - Worcester Business Journal

PAUL MATT

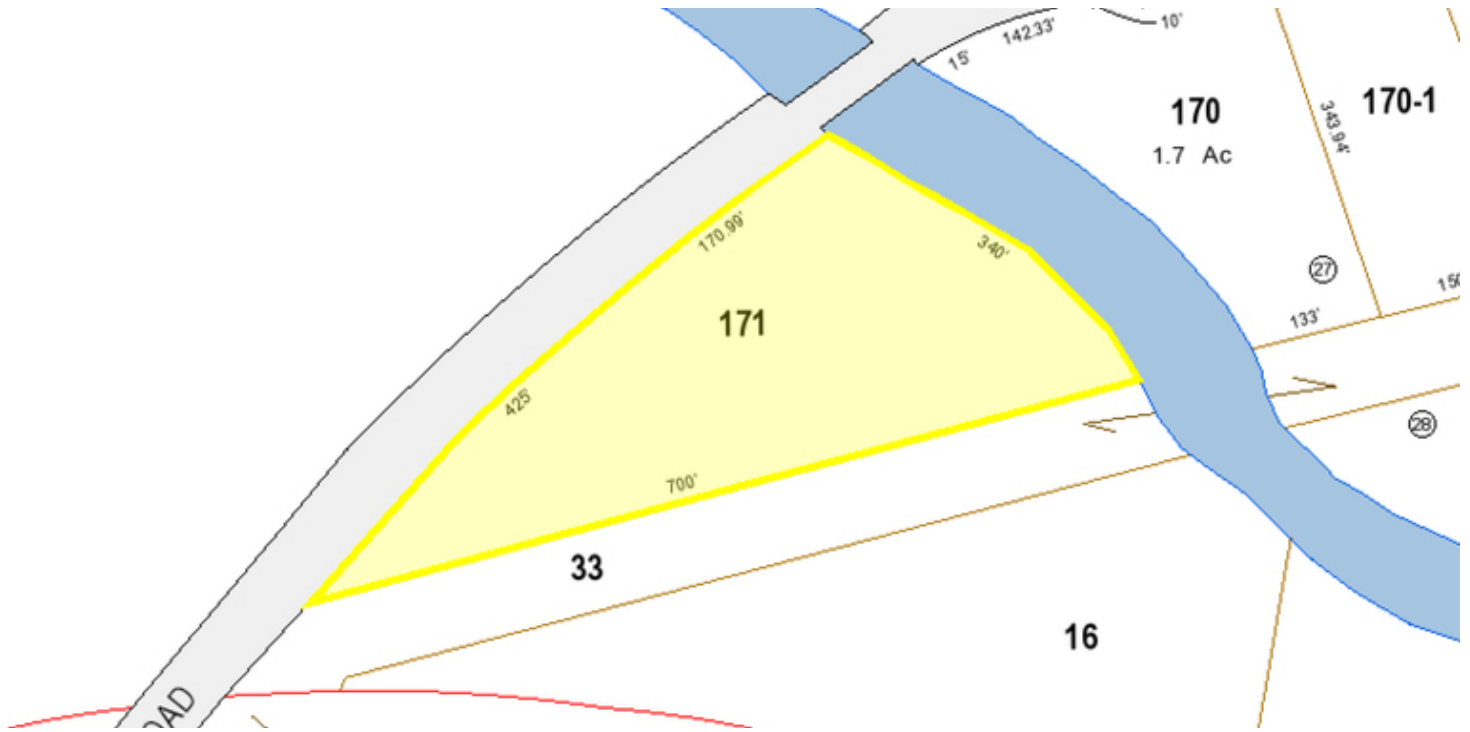
Vice President

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Retail
Building Size:	2,350 SF
Lot Size:	2.8 Acres
Zoning:	Commercial / Industrial
Sale Price:	\$189,900

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present this 2.8 Acre (+/-) site improved with two buildings of 850 SF and 1,500 SF. The property is located on heavily traveled Route 32 in Ware, is 3/10 of a mile from a destination retail plaza that includes both Walmart and Lowe's and is less than three miles from Downtown Ware. The 1,500 SF building has been completely renovated and outfitted as a restaurant. The 12-year-old septic system has capacity for a 200-seat restaurant and includes a 1,500 gallon grease trap. The Town of Ware designates the property zoning as Commercial/Industrial (CI) which allows for a wide variety of end uses including: Auto Service, Restaurant, retail, self-storage, and motor vehicle sales.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	289	3,020	9,090
Total Population	670	6,945	20,990
Average HH Income	\$69,401	\$66,196	\$63,562



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ADDITIONAL PHOTOS



**Kelleher
& Sadowsky**

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

LOCATION MAPS



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