



**±8,000 SF MIXED USE
AVAILABLE FOR SALE**

29 & 31 Brookfield Road, Fiskdale, MA



Acres:	±1.0
Zoning:	Commercial
Utilities:	City Water & Sewer
Electric	240 Amp
Heat	Propane & Oil
Roofs	Asphalt
Parking	25+ Cars

Kelleher & Sadowsky is pleased to introduce you to 29 and 31 Brookfield Road in Fiskdale, Massachusetts. Combined, the two sites are 1.00 Acre (+/-) of land and is improved with two buildings. 29 Brookfield Road is a mixed-use building that currently includes first floor retail and a large three-bedroom apartment on the second floor. 31 Brookfield Road is improved with a three-door garage ideal for storage. The property is located just off heavily traveled Route 20 and is surrounded by the retail that Sturbridge has become known for throughout New England. The Town of Sturbridge designates the property zoning as Commercial (C) which allows for a wide variety of end uses including: Office, Restaurant, bank, general retail, and Service Station.

Asking Price: \$399,900

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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.



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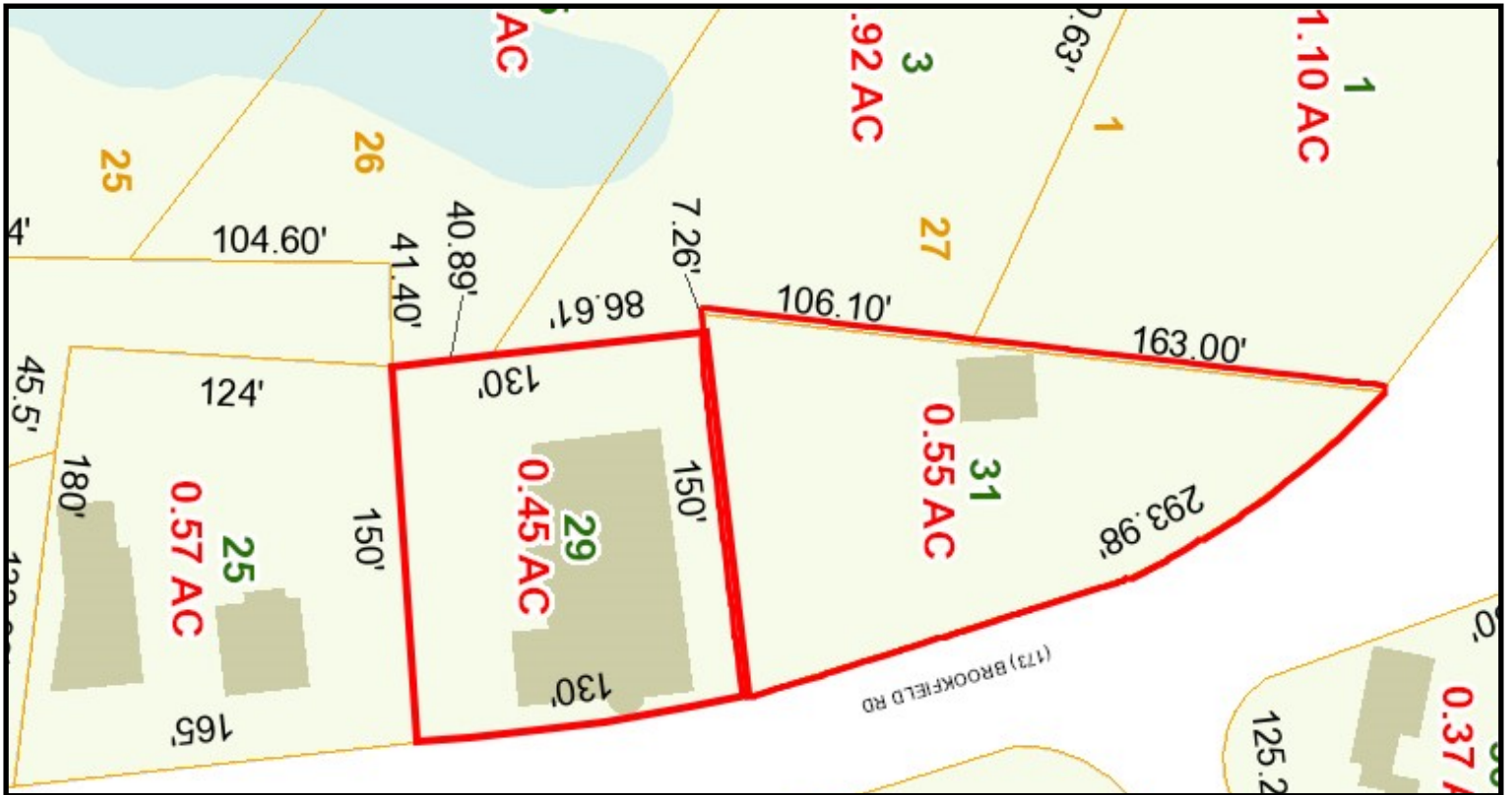
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