



Land - Commercial

**120-A Southbridge Road
Oxford, MA 01537-1205
Worcester County**

List Price: **\$850,000**

Grade School:

Middle School:

High School:

Directions: **Washington Street to Southbridge Street**

This General Business-zoned development opportunity in Oxford is perfectly positioned for high-impact commercial use. Located along one of Massachusetts' primary east-west corridors, the site benefits from a massive 18,000+ daily traffic count and exceptional sightlines. This pad-ready parcel features approximately 238' of combined frontage, a flat, fully usable topography, and a configuration designed for ease of development. Accessibility is a standout feature, offering proximity to a signalized intersection, a rotary median break, and multiple curb cuts that support full turning movements and truck-friendly circulation. Municipal water and sewer available in the street. Surrounded by a strong retail corridor, this location provides superior exposure and accessibility for a wide range of commercial uses.

Property Information

Total Approx. Acres: **0.91 (39,548 Sq. Ft.)**

Cultivation Acres:

Home Own Assn: **No**

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures: **Buyers and buyers agent to do their own due diligence. Lot currently has a mobile home, previously used as an office. Lot can be sold individually or as a package with lot located at 122 Southbridge Road, Oxford, MA MLS#**

Features

Beach: **No**

Cable Available:

Electric: **At Street**

Land Description: **Level**

Road Type: **Paved**

Sewer Utilities: **At Street**

Water Utilities: **At Street**

Waterfront: **No**

Water View: **No**

Zone Usage: **General Business**

Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test:

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:08 B:A05.02**

Assessed: **\$141,200**

Tax: **\$2,009** Tax Year: **2025**

Book: **59417** Page: **351**

Cert: **000000098436**

Zoning Code: **GB**

Map: **08** Block: **A05.02** Lot:

Office/Agent Information

Office: Lamacchia Realty, Inc. 📞 (508) 832-5324

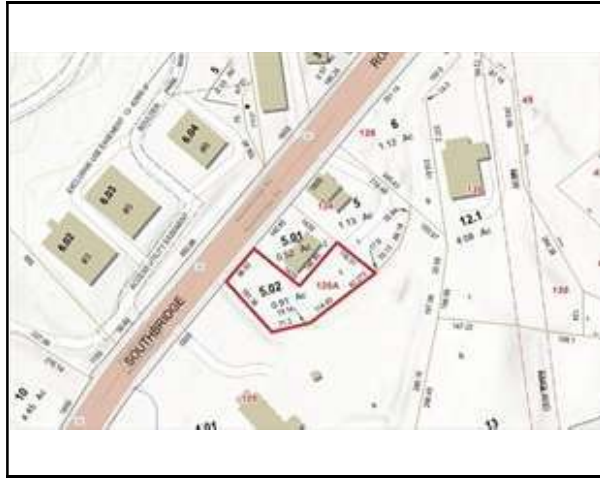
Agent: The Balestracci Group (508) 834-8081

Team Member(s): Elissa Comeau 📞 (978) 549-5573

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