

LAND FOR SALE | 12+ ACRES  
**ROUTE 140/ROUTE 70**

*Boylston, MA 01505*



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## PROPERTY DESCRIPTION

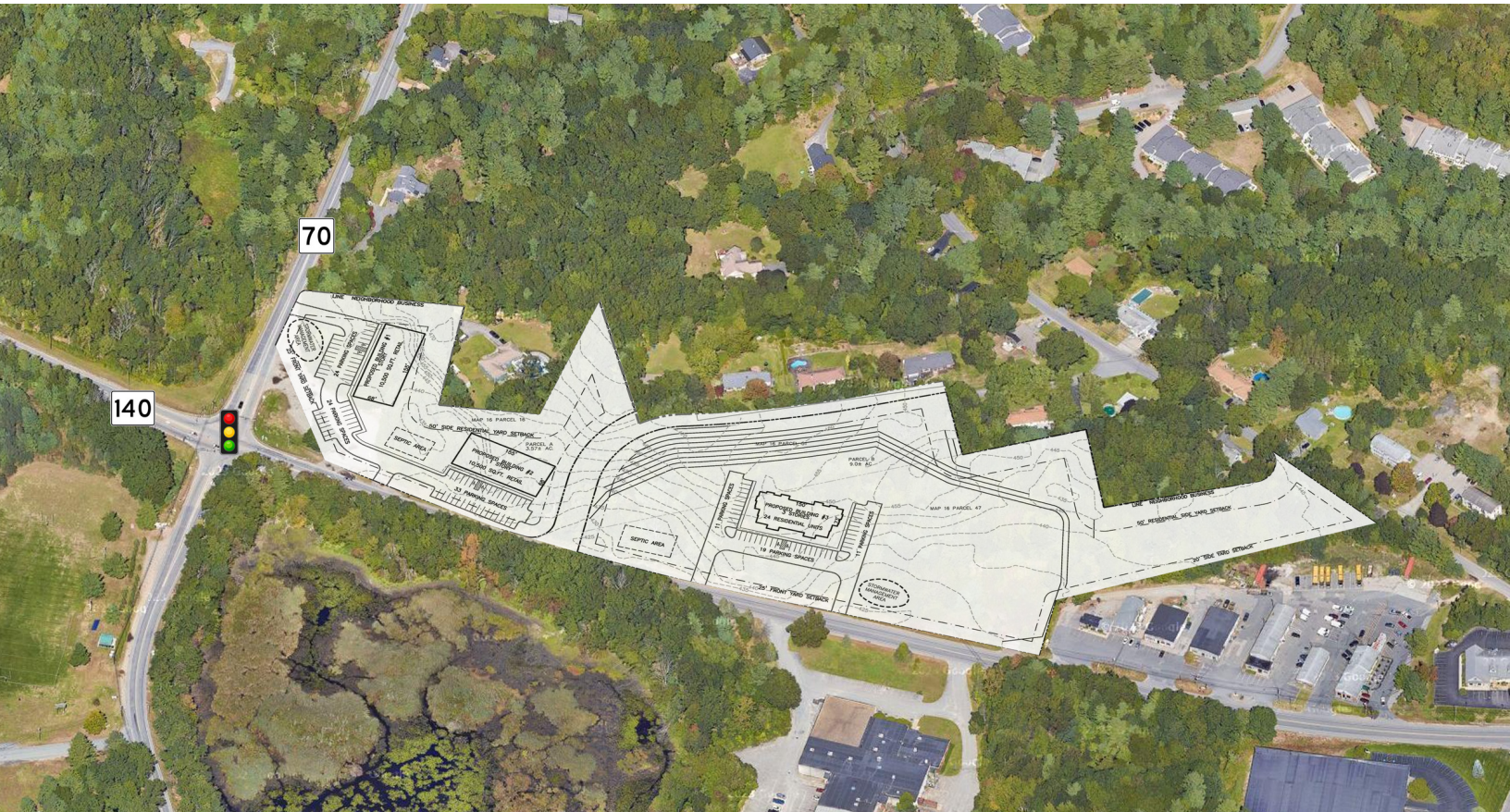
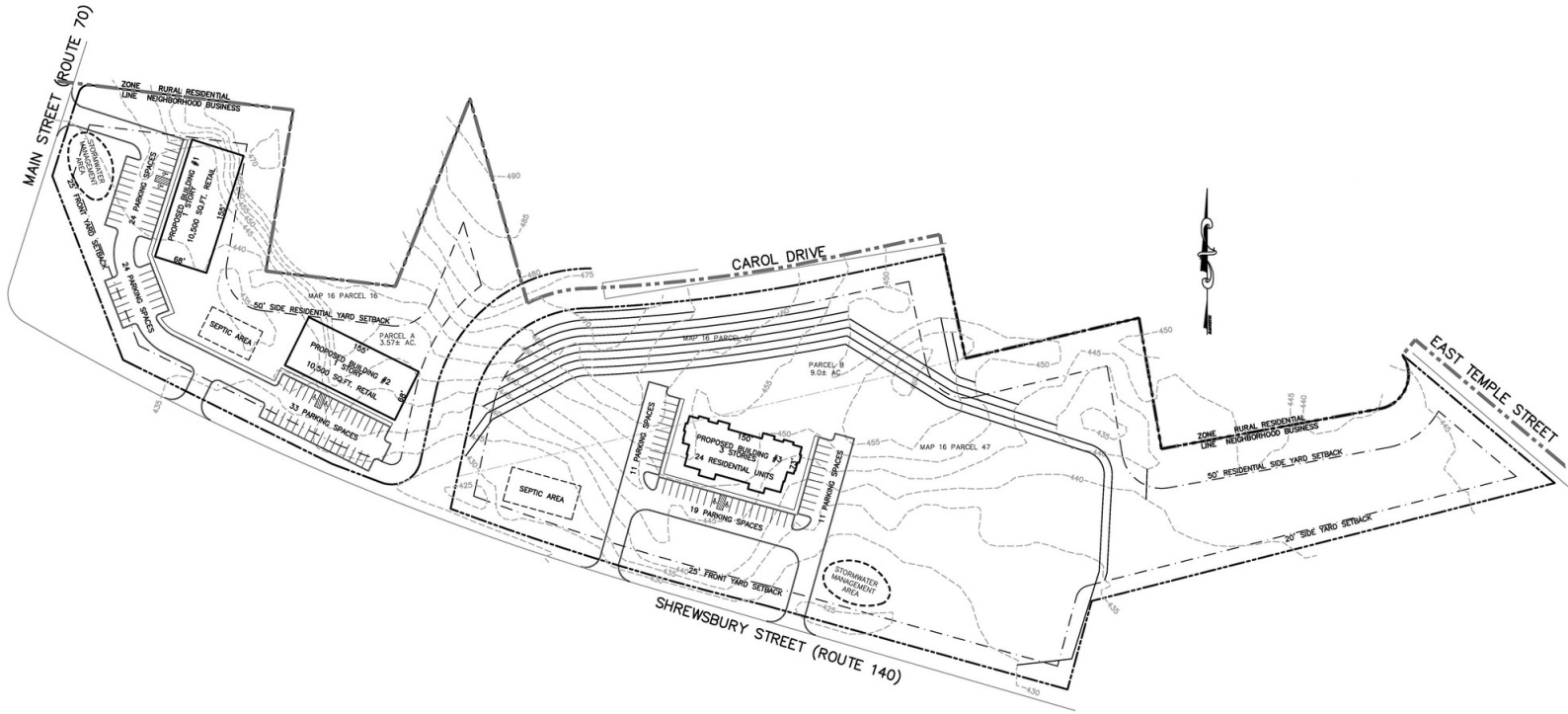
Kelleher & Sadowsky Associates, Inc. is pleased to introduce this unique development opportunity located at Boylston’s most prominent intersection. Situated on approximately ±12.59 acres, the parcel is strategically located in between Route 70 and Route 140 and boasts over 1,100 feet of frontage on Route 140, making it a compelling development site for retail, mixed use, office, or medical. Its location provides near-immediate access to I-290 and is minutes from Worcester and West Boylston. This presents a rare opportunity to join multiple new commercial and residential developments along Route 140 in Boylston. For more information, please contact the listing brokers.

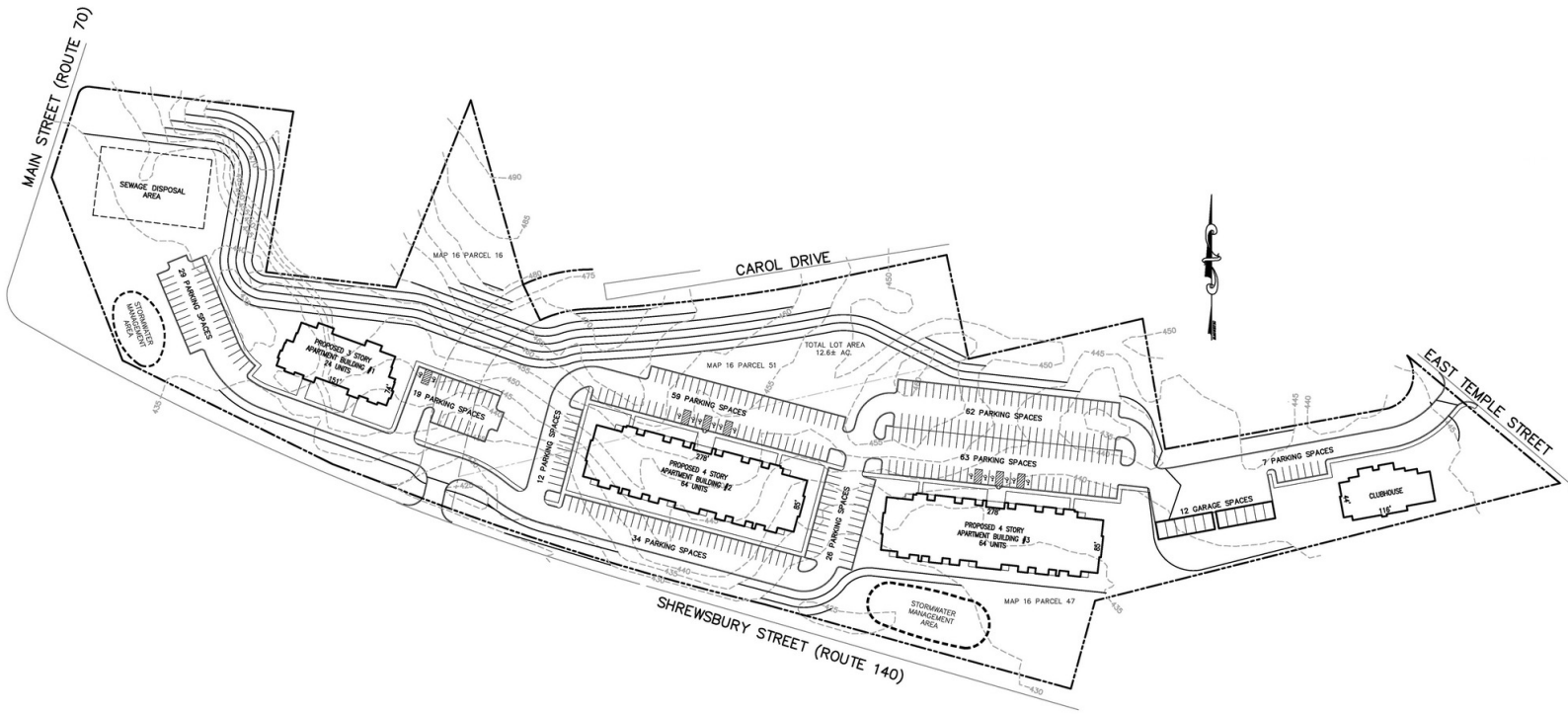
## OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	± 12.59 Acres
MBLU:	16/16/// 16/47///
Zoning:	Neighborhood Business (NB)
Ideal Uses:	Mixed-Use (Multifamily/Commercial), Retail , Office, Medical
Water:	Public
Sewer:	Private Septic
Electricity:	Boylston Light Department
Topography	Relatively Level

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	510	12,266	49,397
Total Population	1,306	32,186	125,741
Average HH Income	\$186,012	\$134,617	\$127,603





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Location Map

