

71-73 Turnpike Rd,
Southborough

OFFICE/RETAIL

PRIME ROUTE 9 LOCATION



Sale Price: \$1,100,000

Property: Route 9 property with two curb cuts and high-visibility signage. Two standalone buildings- can be used separately or in combination. Attached shed for flex use.

Front 1,996 SF two-story building features two entrances, 7 offices, private bathrooms on each floor.

Rear 1,152 SF two-story building features two entrances, multiple office spaces and bathrooms.

Zoning: BV- Business Village District. Permitted uses include Office; Retail; Residential; clinic; school and others.

Location: Route 9 westbound one parcel from signalized intersection. Close to Mass Pike Exit and Route 495.

Summary: Owner-user or investor opportunity. Flexibility to owner-occupy one or both buildings and lease remaining portion. Property in excellent, move-in ready condition for owner-occupant and/or tenants.

Gordon Real Estate

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OVERVIEW

71-73 Turnpike Rd
Southborough

OFFICE/RETAIL
BUILDING FOR SALE

BUILDING SIZE: :

71 Turnpike Rd: 1,996 SF on two floors
73 Turnpike Rd: 1,152 SF on two floors
Total: 3,148 SF

LOT SIZE:

0.27 acre. Approximately 75 feet of Rt.9 frontage

BUILDING EXTERIOR:

Vinyl siding

ZONING::

Business Village (BV)

ROOF: :

Asphalt shingle roof

HVAC:

Gas heat. Central AC.

UTILITIES::

Heat (Eversource Gas)- Electric (Eversource)

DAILY TRAFFIC COUNT:

55,000

PROPERTY HIGHLIGHTS

- Great visibility
- Close to Mass Pike and 495
- Rt.9 signage- 60 feet of highway frontage
- 20 on-site parking spaces

PROPERTY SUMMARY

- Asking Price: \$1,100,000
- Year Built: 1954 and 1997
- Real Estate Taxes: \$7,828 (FY 2023)
- Building SF: 3,148 includes both buildings

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PROPERTY PHOTOS

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OFFICE/RETAIL
BUILDING FOR SALE

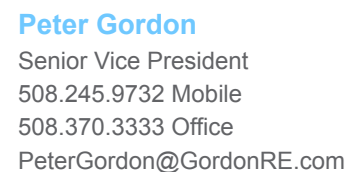


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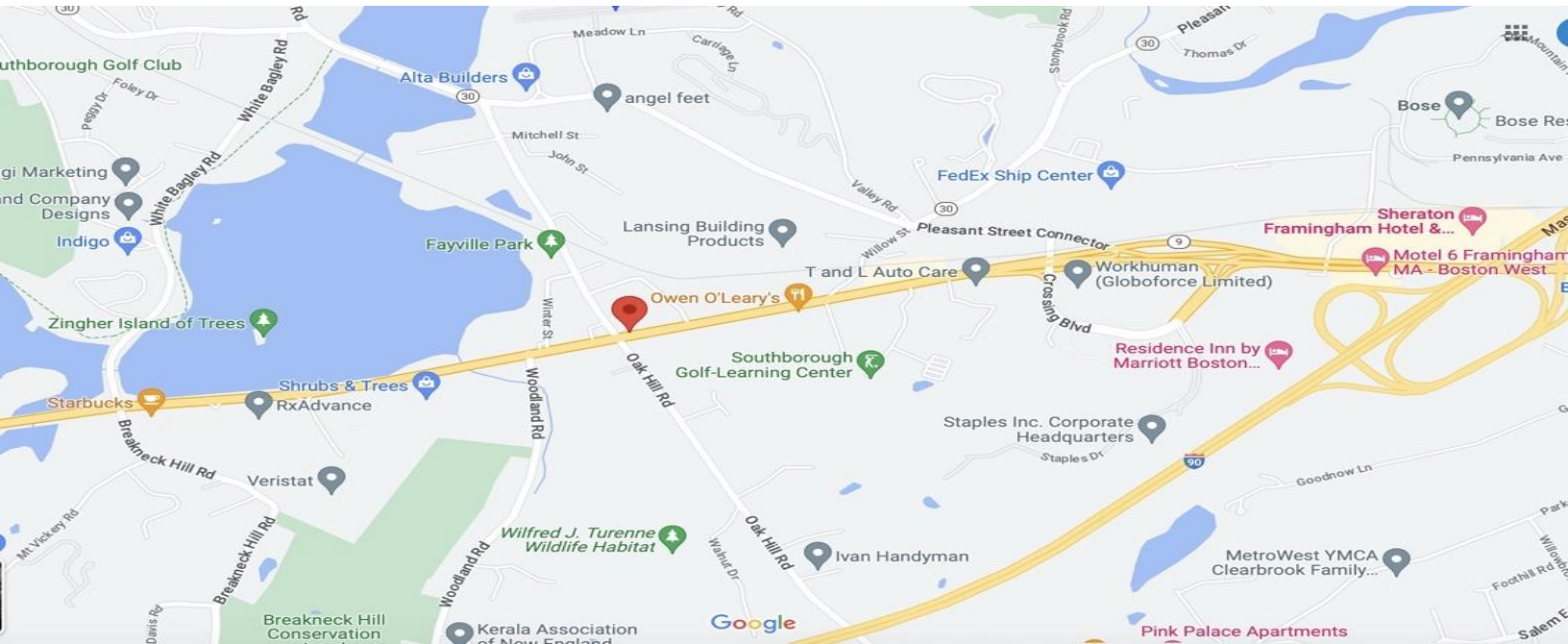
OFFICE/RETAIL BUILDING FOR SALE



AERIAL MAP

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DEMOGRAPHICS/ZONING

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BUILDING FOR SALE

DEMOGRAPHICS:

	2 mile	5 mile	10 mile
2023 Population	11,270	119,872	359,115
2028 Population	11,475	121,056	364,333
	2 mile	5 mile	10 mile
Avg Household Income	\$158,675	\$131,052	\$149,617
Median Household Income	\$128,683	\$101,642	\$121,130

ZONING:

71-73 Turnpike Rd Southborough is zoned BV. Business Village.

Permitted Uses:

All uses permitted in the residential districts (RA and RB);
Up to 2,000 SF of retail, sales and services;
Office; bank; clinic or medical testing laboratory;
Private school, nursery or kindergarten.
Veterinarian, animal hospital; dog kennel and many others.

Zoning information from Town of Natick. Subject to errors and omissions and may be changed at any time. It is the sole responsibility of the buyer to confirm all zoning requirements respective to its intended use.

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CONDITIONS OF SALE

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The enclosed is a confidential Offering Memorandum intended solely for your exclusive use in considering whether to purchase the subject property. This prospectus may not be offered to any other party unless previously authorized by Gordon Real Estate Corp. (the "Agent") or by the Seller. By receipt of this prospectus, you acknowledge that its contents are confidential and that you will not permit it to be duplicated or distributed in any manner.

As-Is Sale

The property is being sold "as-is", "where-is", and "with all faults". Neither the Seller, the Agent, its employees, nor agents make any warranties or representations whatsoever with respect to, or in connection with, the condition of the property, including without limitation, implied warranties of habitability, merchantability or fitness for a particular purpose; compliance with any and all applicable laws, ordinances, permits, rules, regulations or requirements, including, but not limited to, environmental, building and zoning laws or the presence or absence of any environmental matters, it being the understanding of the parties that Buyer will purchase the property based on its own independent investigations, tests, surveys and inspections.

Response to Offers

Seller reserves the right to select or reject any and all offers, at its sole and absolute discretion, based on criteria established by Seller. The successful offer may or may not be the highest offer. The price offered and the apparent financial capability of the Buyer to pay cash, to obtain third-party financing, as well as the number and type of contingencies will be among those factors considered by the Seller in its determination of the successful offer.

Other Conditions

This confidential prospectus contains brief, selected information pertaining to the business and affairs of the subject property. At the time of preparation by the Agent it reflects information available at the time. It does not purport to be all-inclusive nor to contain all the information that a prospective buyer may need to make an investment decision. Neither the Seller nor the Agent, its officers, employees, or agents, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this offering package or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. The Agent and Seller make no representations concerning the conditions affecting the property, including but not limited to financial performance, physical condition, including without limitation subsoil, structure, toxic waste, asbestos, lead paint, radon, flooding, or any other condition which would be detrimental to the property's value. The Agents and the Seller make no representation as to the compliance with any federal, state, and local laws or regulations related to the property, including compliance with the American Disabilities Act. It is suggested that the Buyer conduct whatever inspections or tests he or she deems necessary. It is also recommended that the Purchaser consult with his or her attorney, accountant, and/or investment advisor to perform his or her own due diligence and investment analysis before entering into an agreement to purchase. No reliance should be placed on the information contained herein, and the Buyer should verify all numbers and information through his or her own due diligence. Broker representation not recognized after first showing.

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