



MLS # 73171928 - Active  
Commercial/Industrial - Mixed Use

240 Worcester Road  
Sterling, MA 01564-1473  
Worcester County  
Directions: **Please use GPS**

List Price: **\$844,900**

**A Fantastic Development Opportunity Awaits!!** The historic Sterling Inn is located near the foot of Mt. Wachusett sitting on 1.6 acres of land and almost 12k square feet of interior space. The land located at 223 Worcester Road consists of 3.7 acres of mixed use land. 240 and 223 Worcester Road are both on the same deed attached to MLS for reference. Various documents in hand including, perk testing and estimated costs for conversion and development of townhomes. Whether you restore the existing facility or convert to Townhomes / Condos, and/or leverage the mixed-use lot at 223 Worcester Rd to build additional townhomes and retail space, the possibilities for this property are endless!

#### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Sale</b>
Residential:	<b>1</b>	<b>11,934</b>	Land: <b>\$231,800</b>	Lease Type:
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$143,800</b>	Lease Price Includes:
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$382,100</b>	Lease: <b>No</b> Exchange: <b>No</b>
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>2</b>	21E on File: <b>Yes</b>
Total:			# Units:	
Drive in Doors:		Expandable:	Gross Annual Inc:	
Loading Docks:		Dividable:	Gross Annual Exp:	
Ceiling Height:		Elevator:	Net Operating Inc:	
# Restrooms:		Sprinklers:	Special Financing:	
Hndcp Accessibl:		Railroad siding:	Assoc: <b>No</b> Assoc Fee:	
Lot Size: <b>230,868 Sq. Ft.</b>		Frontage:	Traffic Count:	
Acres: <b>5.3</b>		Depth:	Lien & Encumb:	
Survey:		Subdivide:	Undgrmd Tank: <b>Unknown</b>	
Plat Plan:		Parking Spaces: <b>20</b>	Easements:	
Lender Owned: <b>No</b>		Short Sale w/Lndr.App Req: <b>No</b>		

#### Features

Construction: **Mason, Stucco**  
Location: **Free Standing**  
Parking Features: **11-20 Spaces, Paved Driveway**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Site Condition: **Level**  
Utilities: **Public Water, Private Sewer**

#### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1908**  
Year Established Source: **Public Record**

#### Tax Information

Pin #: **M:00105 L:00047 & M:000105-L:0022**  
Assessed: **\$382,100**  
Tax: **\$3,315** Tax Year: **2023**  
Book: **7378** Page: **296**  
Cert:  
Zoning Code: **TCD**  
Zoning Desc: **Legal Conforming**  
Map: Block: Lot:

#### Compensation

Sub-Agency: **Not Offered** Buyer's Broker:  
Facilitator:  
Compensation Based On: **Net Sale Price**

#### Office/Agent Information

Listing Office: **Keller Williams Realty-Merrimack** (978) 692-3280  
Listing Agent: **Kelly Espinola** (508) 982-6264  
Team Member(s): **Carolina Cruz** (978) 848-8674  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required**  
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**  
Special Showing Instructions: **Call/Text L/A at 508-982-6264 for all showing requests.**

#### Firm Remarks

**Assessment value is based on the Inn and land only it does not include 223 Worcester Road. Total acreage consists of the 223 Worcester Road land and the 1.6 acres that the Sterling Inn sits on.**

#### Market Information

Listing Date: **10/18/2023**  
Days on Market: Property has been on the market for a total of **302** day(s)  
Expiration Date:  
Original Price: **\$849,900**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **302** day(s)  
Office Market Time: Office has listed this property for **302** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

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**Market History for 240 Worcester Road, Sterling, MA 01564-1473**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
73171928	10/18/2023	Listed for <b>\$849,900</b>			\$849,900
	3/26/2024	Price Changed to: <b>\$844,900</b>		160	\$844,900
EXT	5/13/2024	Status Changed to: <b>Extended</b>		208	
	7/31/2024	Buyer's Broker Compensation Changed From: <b>2</b> To:			
	7/31/2024	Facilitator/Other Agent Compensation Changed From: <b>2</b> To:			
<b>Market History for Keller Williams Realty-Merrimack (G95166)</b>					<b>302</b>
<b>Market History for this property</b>					<b>302</b>

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**Price History for 73171928**  
**240 Worcester Road, Sterling, MA 01564-1473**

Date		Amount	%	DOM to PCG	DOM of PCG
<b>10/18/2023</b>	<b>Listed for \$849,900</b>				
03/26/2024	Price Changed to: <b>\$844,900</b>	<b>\$-5,000</b>	<b>0.59%</b>	<b>160</b>	<b>160</b>
					<b>Listing DOM: 302</b>
					<b>Property DOM: 302</b>

**\*\* Calculates and removes Offmarket activity in DOM Timeframe**

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