

LAND FOR SALE

# 147 MAIN STREET

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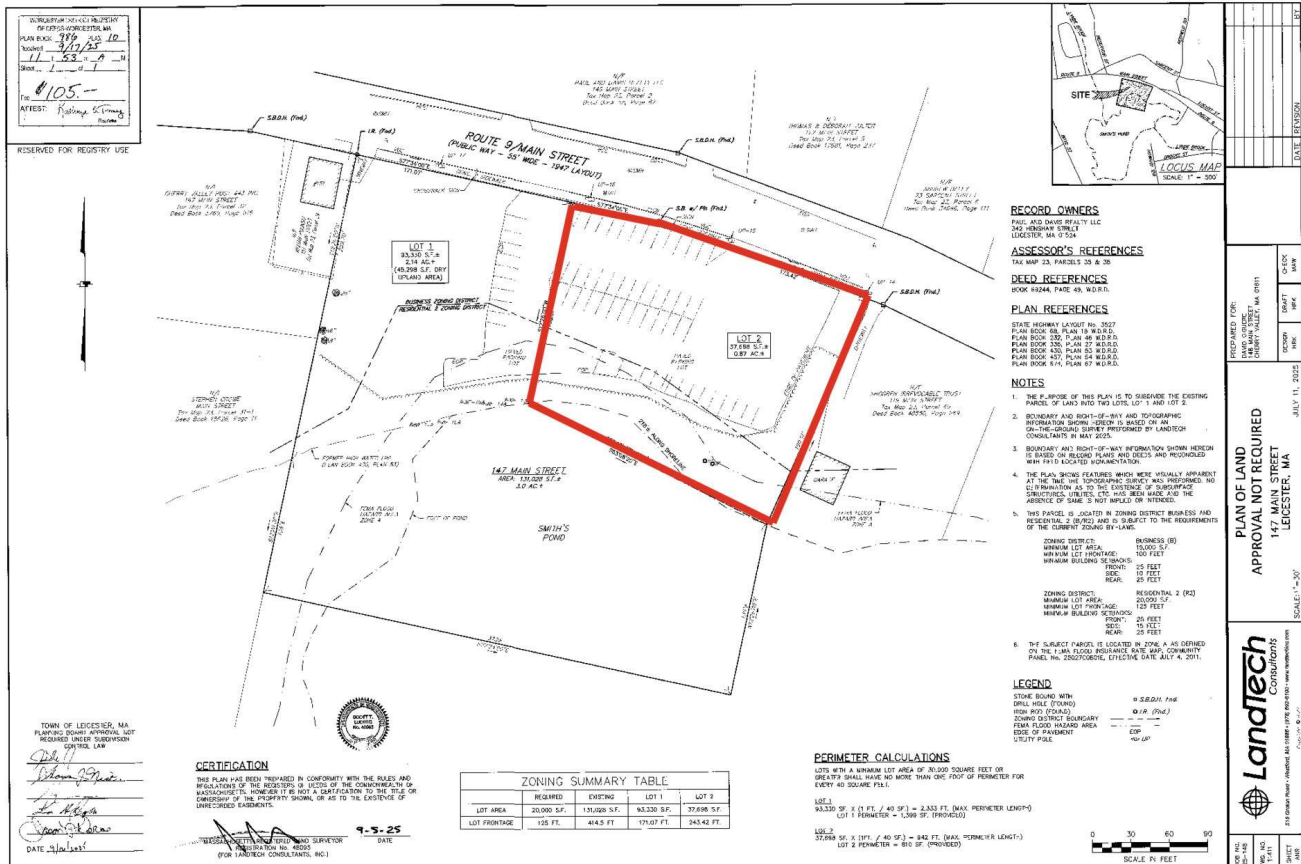
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# FOR SALE • 147 MAIN STREET

## Property Summary



## PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 147 Main Street in Cherry Valley, Massachusetts for sale. This ±0.87-acre parcel of land offers a flexible development opportunity in a convenient and well-traveled location.

The property has previously been evaluated for a self-storage facility of approximately 100 units or a 10-unit multifamily building, providing multiple potential paths for value creation. The property is also zoned (B) for business, which allows for a wide array of other uses. Situated along Main Street with close proximity to area amenities and major roadways, the site offers excellent visibility and accessibility in a desirable Central Massachusetts location.

Contact us today for additional information!

## OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	0.87 Acres
Zoning	B - Business

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,994	26,349	71,616
Total Population	5,234	71,742	189,823
Average HH Income	\$105,849	\$93,278	\$92,490



