



MLS # 73383570 - Price Changed
Land - Mixed Use

223 Worcester Road
Sterling, MA 01564-1473
Worcester County

List Price: **↓ \$500,000**

Grade School:

Middle School:

High School:

Directions: **Please use GPS**

Prime Mixed-Use Development Opportunity in Sterling! Welcome to 223 Worcester Road, a 3.7-acre parcel of mixed-use zoned land offering endless potential for residential, commercial, or combined development. Strategically located on a well-traveled road just minutes from Mt. Wachusett, this lot presents an exceptional opportunity for builders, investors, and developers alike. This offering also includes the iconic Sterling Inn at 240 Worcester Road, situated on an additional 1.6 acres with nearly 12,000 sq ft of existing structure. Whether you're looking to revitalize the historic inn, convert it to multi-unit housing, or create a vibrant mixed-use community, this combined 5.3-acre site allows for creativity and flexibility. We are accepting offers through <https://bit.ly/SterlingInn> - online bidding ends on 3/13. With its central location, mixed-use zoning, and proximity to outdoor recreation, this is a rare development opportunity.

Property Information

Total Approx. Acres: **0 (3.7 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures:

Features

Beach: **No**

Cable Available:

Documents: **Perc Test, Land Survey, Aerial Photo, Drawings**

Electric: **At Street**

Gas: **Nearby**

Land Description: **Level, Wetlands**

Road Type: **Public, Publicly Maint., Sidewalk**

Sewer Utilities: **Private**

Water Utilities: **Private**

Waterfront: **No**

Water View: **No**

Zone Usage: **Other (See Remarks)**

Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:00105 L:00047 & M:000105 L:0022**

Assessed: **\$37,000**

Tax: **\$477** Tax Year: **2025**

Book: **7378** Page: **296**

Cert:

Zoning Code: **TCD**

Map: Block: Lot:

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:

Special Showing Instructions: **Call/Text LA at 508-982-6264 for all showing requests.**

Firm Remarks

Assessment value is based on the Inn and land only it does not include 240 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: **6/2/2025**

Days on Market: Property has been on the market for a total of **273** day(s)

Expiration Date:

Original Price: **\$799,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **273** day(s)

Office Market Time: Office has listed this property for **273** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Market History for 223 Worcester Road, Sterling, MA 01564-1473

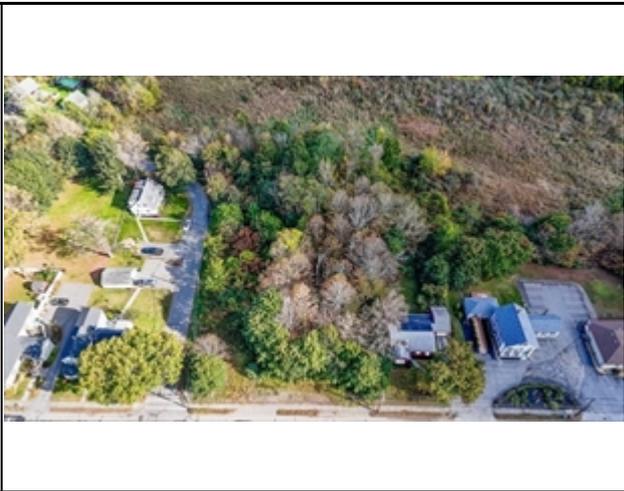
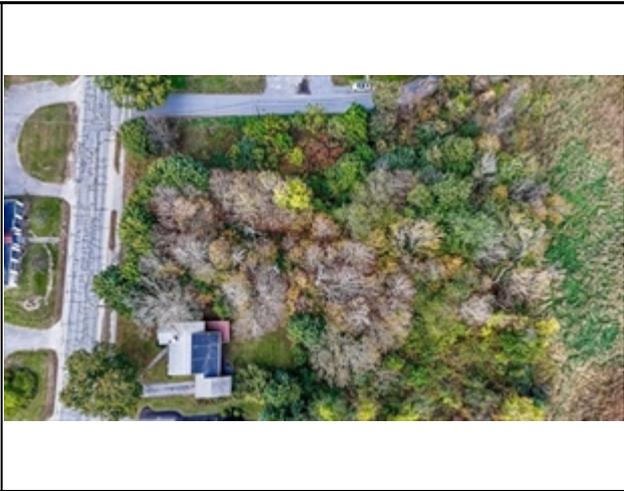
MLS #	Date		DOM	DTO	Price
73383570	6/2/2025	Listed for \$799,900			\$799,900
	3/2/2026	Price Changed to: \$500,000		273	\$500,000
Market History for Keller Williams Realty-Merrimack (G95166)			273		
Market History for this property			273		

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Price History for 73383570
223 Worcester Road, Sterling, MA 01564-1473

Date		Amount	%	DOM to PCG	DOM of PCG
06/02/2025	Listed for \$799,900				
03/02/2026	Price Changed to: \$500,000	-\$299,900	37.49%	273	273
					Listing DOM: 273
					Property DOM: 273

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





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