



Mass Business + Real Estate Offering

**220 Brook Street,
Clinton, MA 01510**

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220 BROOK STREET



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KW COMMERCIAL | NORTH CENTRAL

670 Mechanic Street
Leominster, MA 01453

Each Office Independently Owned and Operated

PRESENTED BY:

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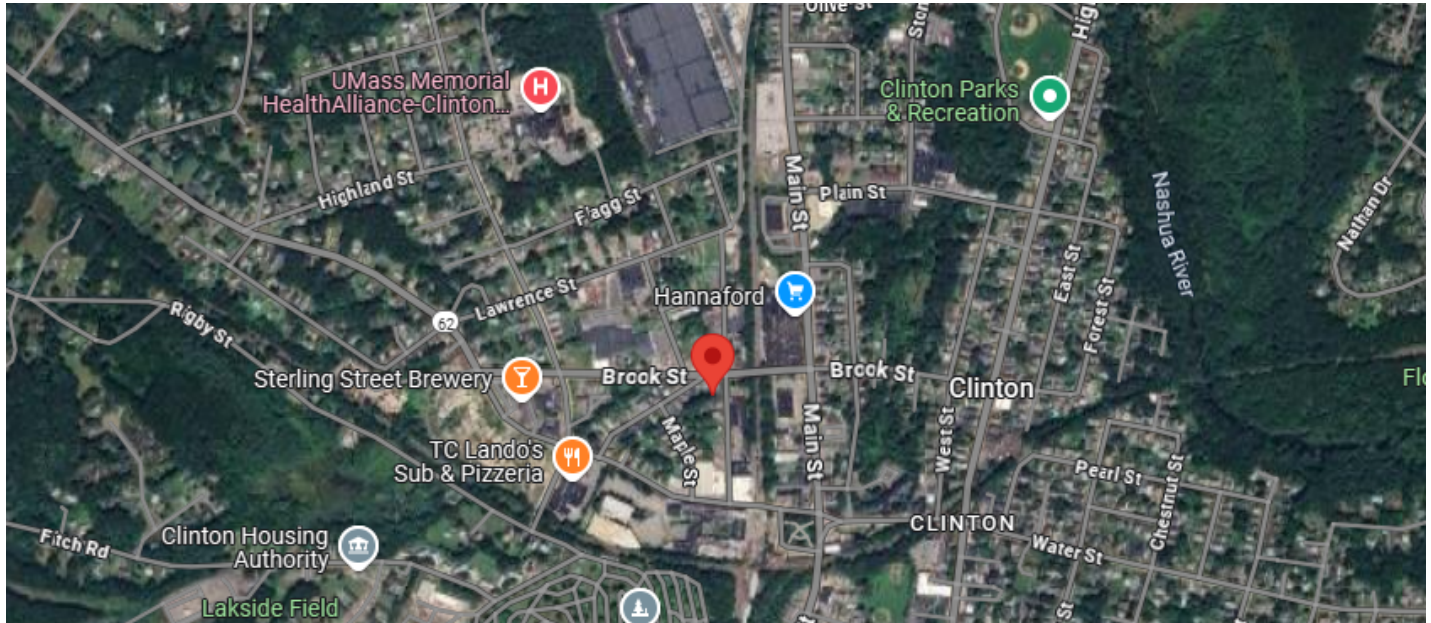
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PROPERTY DESCRIPTION

220 BROOK STREET



Clinton MA Business & Real Estate

This opportunity is located in the thriving MetroWest Worcester County town of Clinton, MA.

- Established reputation and client base
 - Loyal and recurring clientele
 - Positive online reviews and community presence
- Business & Real Estate can be acquired together or separately.
Together they are being offered for \$1.750,000.

This well located property just two blocks off Main Street is zoned General Business and as such qualifies for many "By-Right" uses, i.e. retail, office, medical, etc. The corner lot provides exceptional visibility and off street parking. This single story building with a front canopy totals 2,008 sf. It has been the well known home of The Clinton Veterinary Hospital and Dr James Bolger for over 25 years.

The real estate is being offered for \$900,00 while the business is being offered for \$850,000.

Business Acquisition: The Clinton Veterinary Hospital The Clinton Veterinary Hospital founded and run by Dr James Bolger has Brand Recognition built over twenty-five years of trusted and local service to it's clients. The Hospital services not only Clinton but the region.

If you're interested in the business, please complete the attached NDA and return for review.

PROPERTY PHOTOS

220 BROOK STREET



PROPERTY PHOTOS

220 BROOK STREET



NON – DISCLOSURE AGREEMENT

The undersigned (the “Recipient”) acknowledges that KW Commercial Business Brokers (the “Broker”), 670 Mechanic Street, Leominster, MA 01453 has been engaged to represent the Seller in the sale of the Business described as Listing Veterinary Hospital. To induce Broker and Seller to furnish information regarding the Business (the “Information”) to Recipient for Recipient’s evaluation and possible purchase of the Business and in consideration for Broker and Seller providing the information, Recipient agrees and warrants to Broker, and Seller as follows:

The Recipient as used herein shall mean and include the undersigned, individually, and as a member of any entity as an employee, partner, stockholder, officer, director, agent, adviser, consultants, manager, member, or any other capacity whatsoever. The Information used herein shall include all verbal, electronic, and written data, reports, records, or materials obtained from the Broker or the Seller. The Recipient will not disclose any of the Information to any party other than person within Recipient’s organization, or independent advisers, who have a need to know such Information for the purpose of evaluating the possible purchase of the Business. The Recipient agrees to be responsible for the compliance of these other parties with all provisions of this agreement.

If Recipient decides not to pursue the proposed acquisition, Recipient will advise Broker of this fact and destroy all Information furnished to Recipient without keeping copies of it. The Recipient agrees to keep confidential that the Business is for sale, or listed for sale, or that any discussions are taking place concerning a possible sale of the Business. Recipient will not contact the Seller, Seller’s employees, customers, suppliers, landlord or agents, other than Broker, for any reason whatsoever without the prior written consent of the Broker. The Recipient will not utilize, now or at any time in the future, proprietary information or trade secrets that are provided in any manner other than to evaluate a possible purchase of the Business. The Recipient will not utilize this information in the conduct of Recipient’s or any other party’s present or future business(es) or utilize it to enter into or compete with the Business or assist any other party to do so.

The Information furnished, and to be furnished, is provided by Seller, or based on representations of the Seller, and Broker has made no investigation of it. Recipient releases Broker from any liability or responsibility in connection with the accuracy, completeness, or any other aspect of the Information provided. Recipient agrees that any warranties or representations of the Seller for the Information provided will only be made in a Purchase and Sale Agreement in connection with the purchase of the Business. Recipient accepts sole and final responsibility for the evaluation of the Information and all other factors relating to the Business.

Recipient acknowledges and understands that the Broker is acting as the agent of the Seller and that Broker’s primary duty is to represent the interests of the Seller. The Recipient will present all offers for the business through The Broker and conduct all

negotiations on any proposed transaction through The Broker. Recipient agrees not to take any actions that could interfere with or hinder the collection of Broker's fees in connection with this transaction. Recipient irrevocably appoints Broker to hold all Recipient deposits presented as part of an offer to purchase the Business. Recipient represents that Recipient has sufficient resources to complete the transaction for the asking price and terms. Recipient agrees to provide, upon request by Broker or Seller, financial statements, credit reports, references, and other pertinent information evidencing such financial sufficiency.

The Recipient agrees to indemnify and hold harmless the Broker, Co-Broker, and Seller, including their respective agents, representatives, and employees from and against any and all claims, liabilities, actions, causes of action, and damages, arising from or relating to any injury or loss attributed to actions, omissions, wrongful conduct or other breach of this Agreement by Recipient, which indemnification shall include, without limitation, reimbursement of attorney's fees and expenses incurred by the Broker and/or Seller in connection therewith. This agreement shall be governed by the laws of the Commonwealth of Massachusetts. If any part of this agreement is held to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect.

Agreement For This Business Only

Cash Available For a Down Payment On a Loan to Buy the Business _____

Net Worth _____

Credit Score _____

Others Involved in the Decision _____

When do you want to Own _____

Name _____

Address _____

Organization _____ Cell _____

Email _____

This Agreement Shall be Effective Upon the Date it is fully executed for a Period of
years _____ months _____

Acceptance & Signature

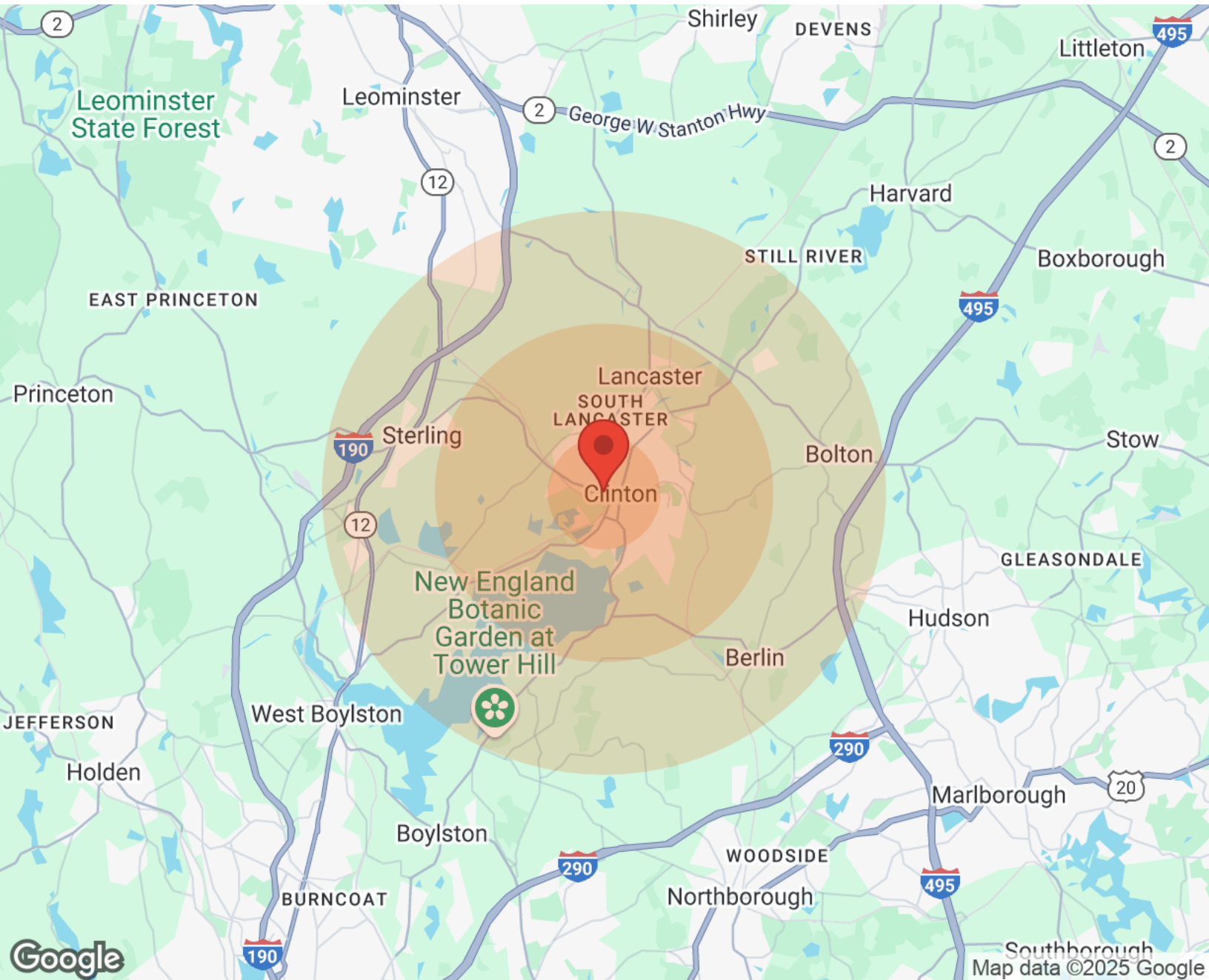
☐

By checking the box you agree to the terms of the agreement

Signature _____

DEMOGRAPHICS

220 BROOK STREET



Population	1 Mile	3 Miles	5 Miles
Male	4,956	10,512	14,096
Female	5,366	11,185	15,013
Total Population	10,322	21,697	29,109

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,891	3,918	5,134
Ages 15-24	1,322	2,856	3,928
Ages 25-54	4,108	8,442	11,107
Ages 55-64	1,364	2,945	4,134
Ages 65+	1,637	3,536	4,806

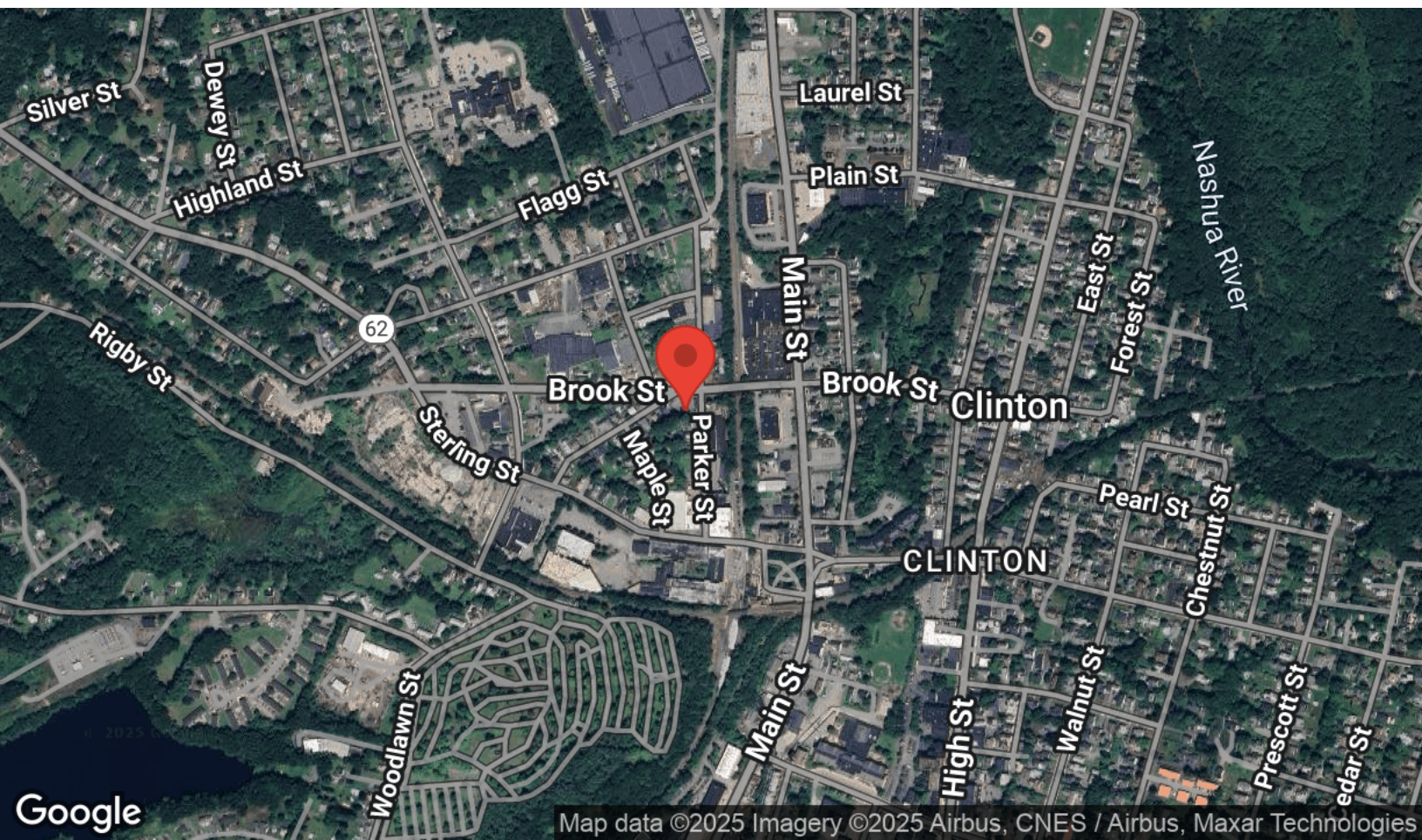
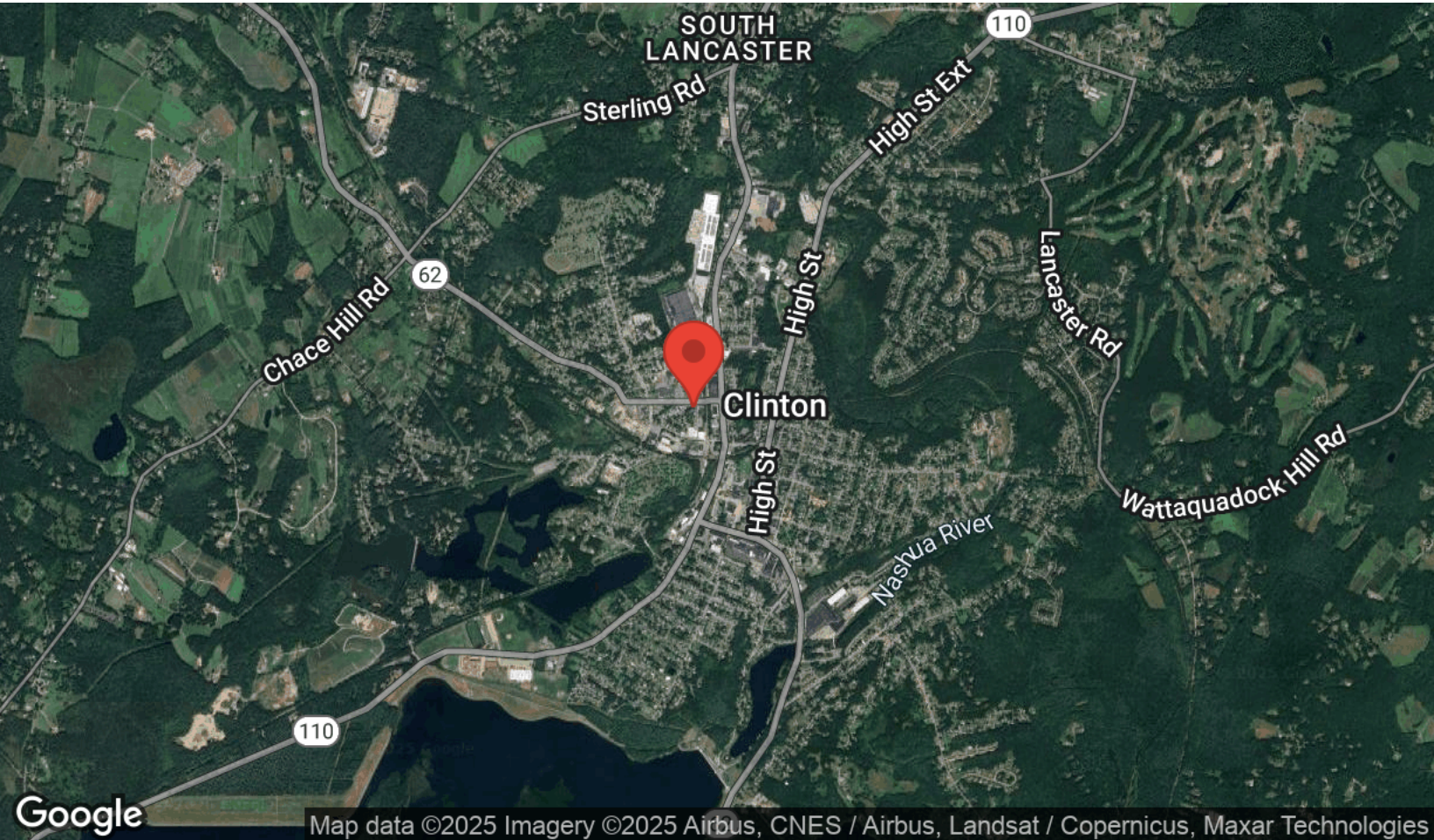
Race	1 Mile	3 Miles	5 Miles
White	9,225	19,823	27,140
Black	261	575	575
Am In/AK Nat	5	5	6
Hawaiian	N/A	N/A	N/A
Hispanic	1,533	2,069	2,095
Multi-Racial	1,560	2,406	2,454

Income	1 Mile	3 Miles	5 Miles
Median	\$45,987	\$68,197	\$74,138
< \$15,000	497	884	970
\$15,000-\$24,999	522	727	843
\$25,000-\$34,999	492	878	1,020
\$35,000-\$49,999	502	978	1,287
\$50,000-\$74,999	888	1,581	1,997
\$75,000-\$99,999	537	1,132	1,476
\$100,000-\$149,999	749	1,667	2,248
\$150,000-\$199,999	209	603	919
> \$200,000	31	298	805

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,764	9,350	12,196
Occupied	4,329	8,578	11,286
Owner Occupied	2,354	5,583	7,929
Renter Occupied	1,975	2,995	3,357
Vacant	435	772	910

LOCATION MAPS

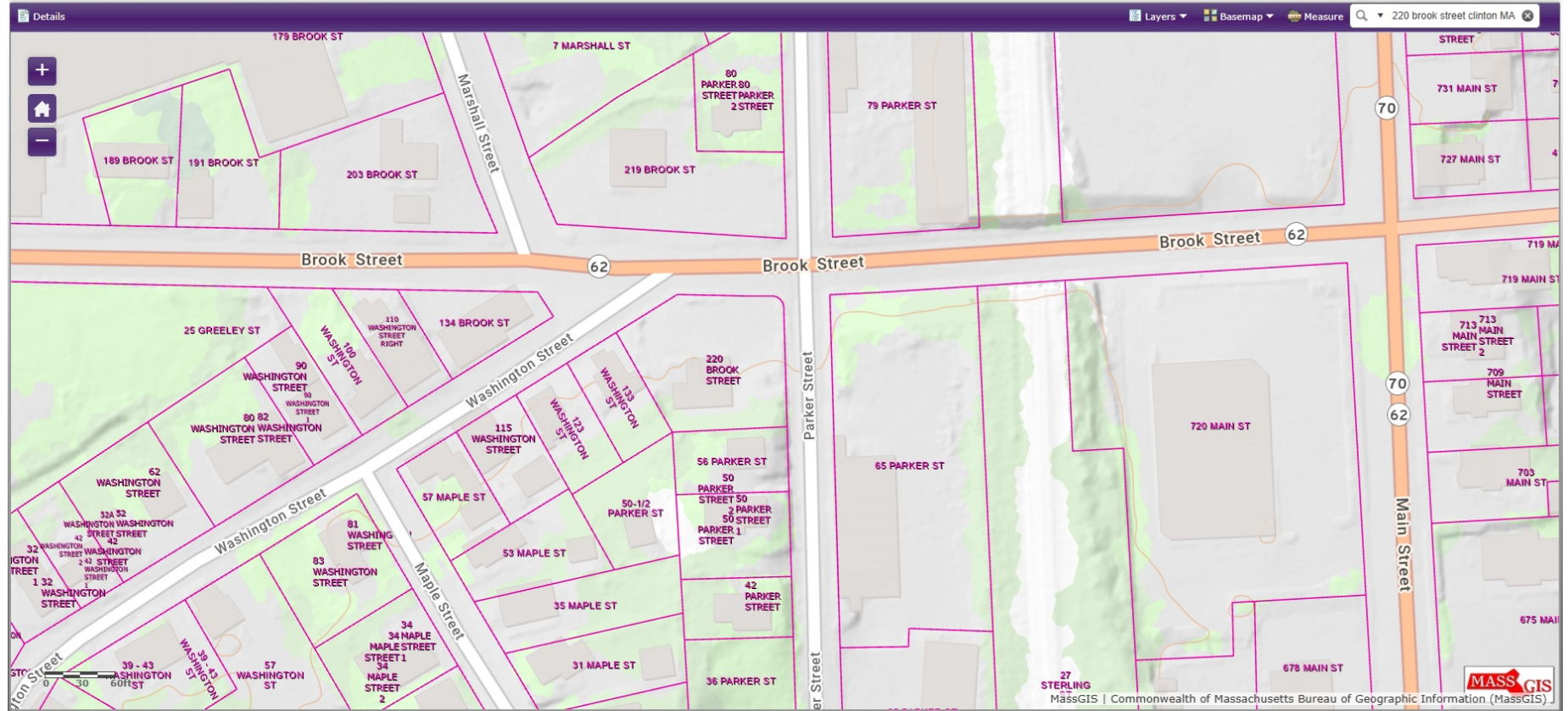
220 BROOK STREET



PROPERTY MAP

220 BROOK STREET

Massachusetts Interactive Property Map





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RAJ SIDHU

COMMERCIAL REALTOR

PERSONAL PROFILE

As a previous small business owner and active investor, Raj's attention to fine details and ability to understand changing business environments makes him a great resource for any client.

Raj also works with the Government Services at KW Commercial team to help government clients with their real estate brokerage and consulting needs.

WORK EXPERIENCE

Raj Sidhu is a licensed Commercial Realtor in the state of Massachusetts. With his three Master's degrees in Economics, City and Regional Planning, and City Planning from Boston University, Raj understands and helps his clients review and navigate the market and community challenges they face with any property sale, acquisition or lease.

CONTACT INFO

Office Address: 1084 Main Street,
Bolton, MA 01740

Office: 978-840-9000

Cell: 978-467-7170

RajSidhu@KWCommercial.com

<https://www.linkedin.com/in/rajpreet-sidhu-ba77bb229/>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Data Management

Process Improvement

STATES LICENSED

Massachusetts

EDUCATION

M.S. Economics

M.S. City and Regional Planning

M.S. City Planning from Boston
University

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NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.



NORTHEAST
SOLUTIONS

DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER



PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

Office Address: 670 Mechanic Street
Leominster, MA 01453

Office: 978-840-9000

Cell: 978-621-1290

Duncan@KW.com

<https://www.linkedin.com/in/duncan-chapman-002824128>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

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