

RETAIL PROPERTY FOR SALE

443 WORCESTER RD

*Charlton, MA 01507*



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## PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 443 Worcester Road in Charlton, Massachusetts, known locally as the Quarter Keg Pub, for sale. This recently renovated restaurant property offers a rare opportunity to acquire a well-established location with all infrastructure in place for continued operations.

The property includes a large outdoor patio deck and three sand volleyball courts that are used for both league and casual play, creating a lively and social atmosphere. The business is operational and has the potential to be purchased separately from the real estate, offering flexibility for both owner-operators and investors.

Located along Route 20, a heavily traveled east-west corridor connecting Worcester and Sturbridge, the property offers excellent visibility and convenient access to I-90 (Mass Pike) and I-84. Charlton is a growing Worcester County community approximately 10 miles southwest of Worcester.

Contact us today for additional information or to schedule a tour.

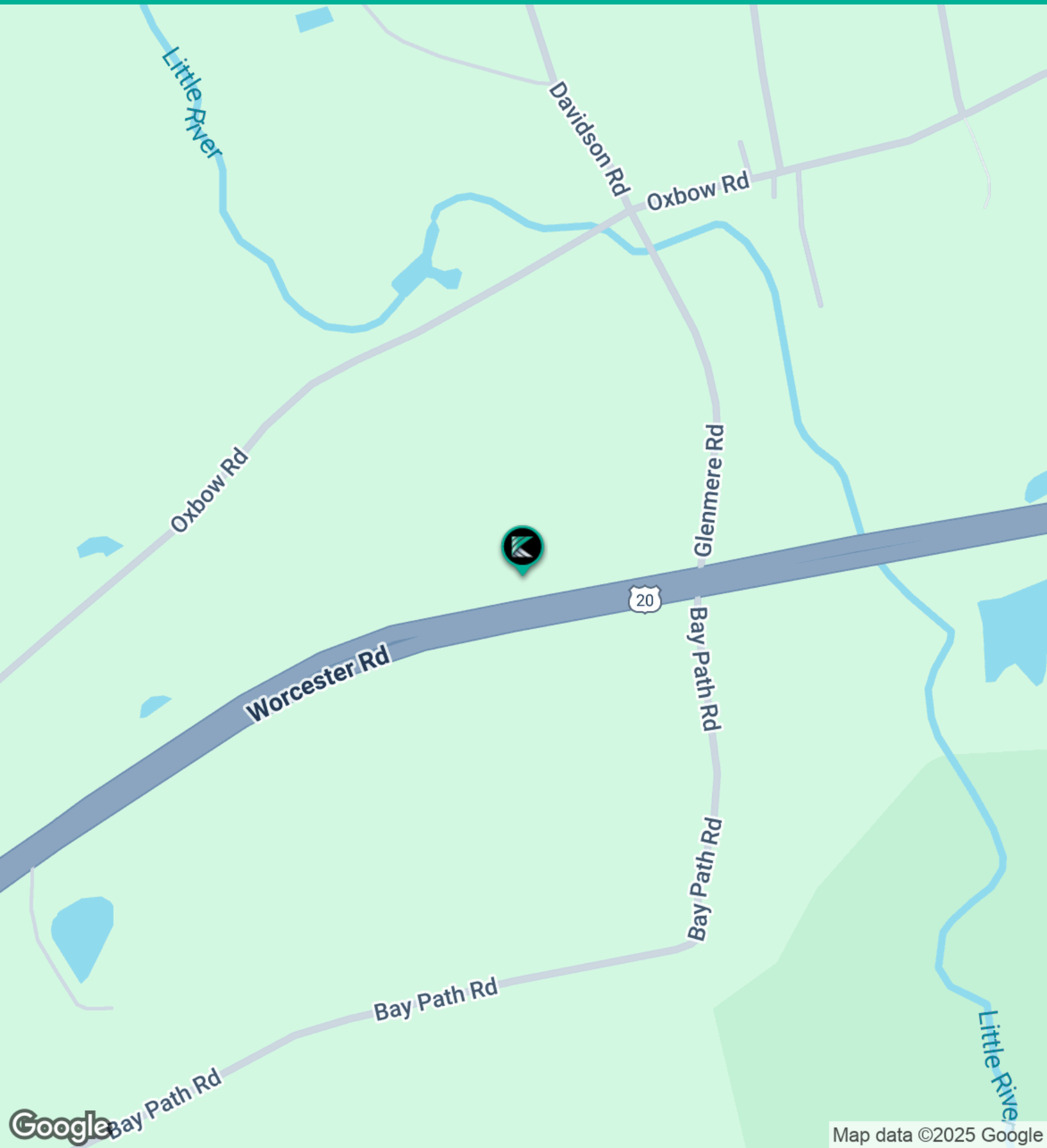
## OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	61,389 SF
Building Size:	2,674 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	401	4,243	13,752
Total Population	1,095	10,832	34,947
Average HH Income	\$147,476	\$134,997	\$131,962







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