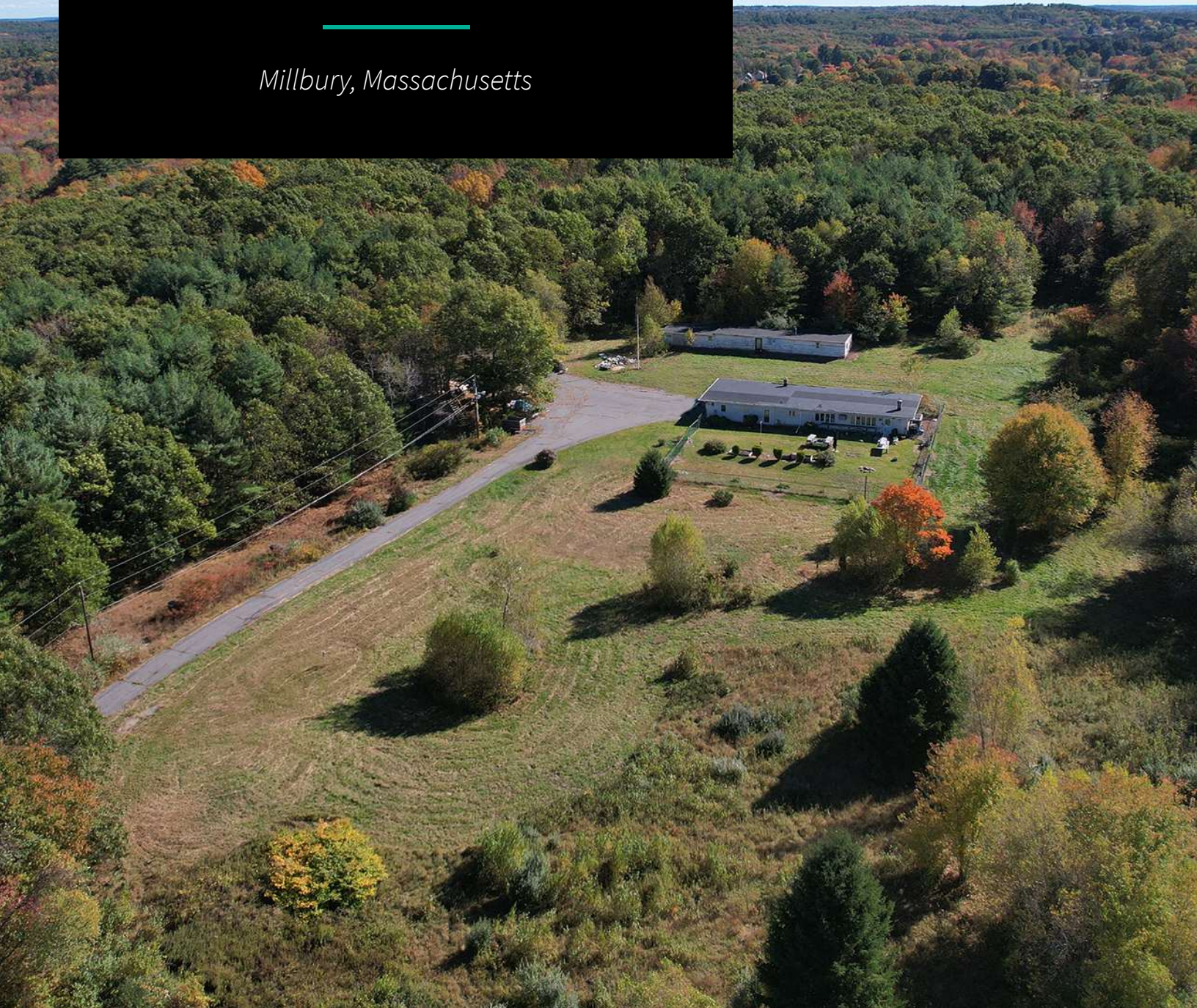


FOR SALE

47 STOWE ROAD

Millbury, Massachusetts



CHRIS NAFF

508.277.6275

naff@kelleher-sadowsky.com

PAUL MATT

508.846.8800

pmatt@kelleher-sadowsky.com



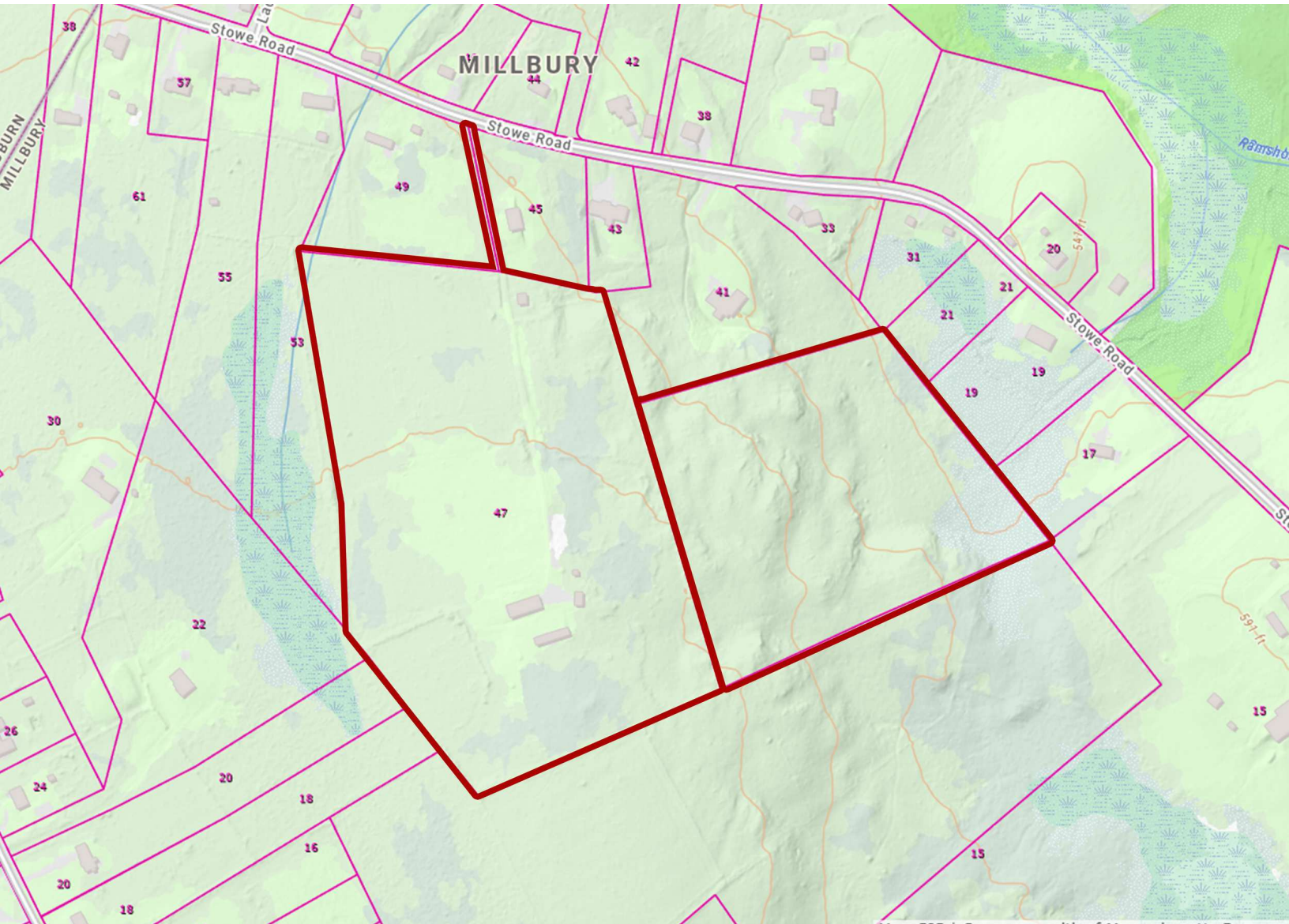


PROPERTY DESCRIPTION

Kelleher & Sadowsky is announcing the availability of 47 Stowe Road, a ±29 acre property situated in the country setting of West Millbury. With beautiful surroundings and picturesque views, the site has exciting subdivision development potential as the zoning and lot size requirements may allow for approximately 14-15 single family homes. While the property provides a peaceful and quiet setting, it is primely located with close access to major Routes 20, 146, I-290, I-395, and the Mass Pike. Please contact us for more information.

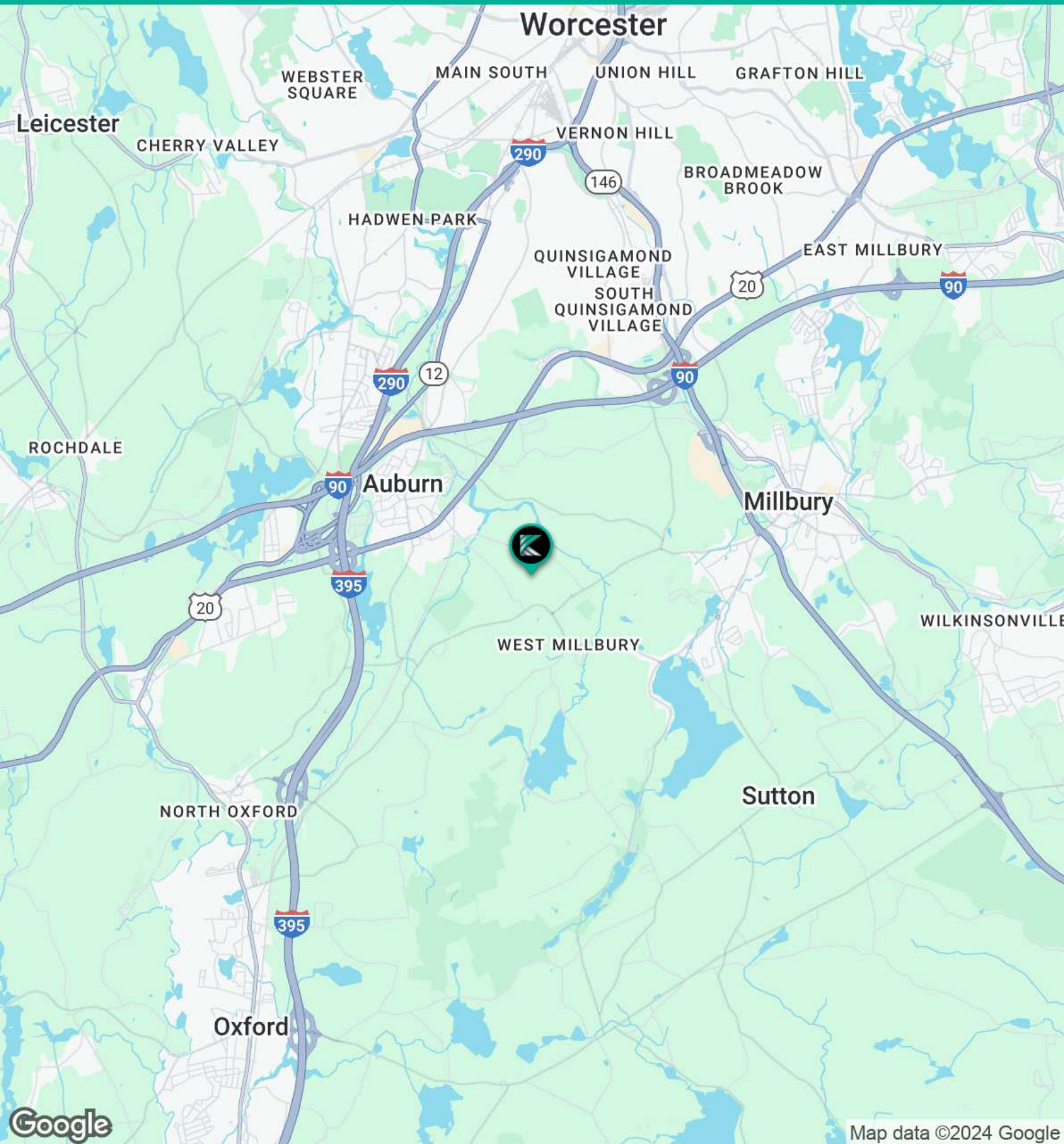
OFFERING SUMMARY

Property Type:	Residential Development
Lot Size:	29 Acres
Zoning:	Suburban 1
Utilities:	Well Water/Septic
Sale Price:	\$1,600,000



FOR SALE • 47 STOWE ROAD

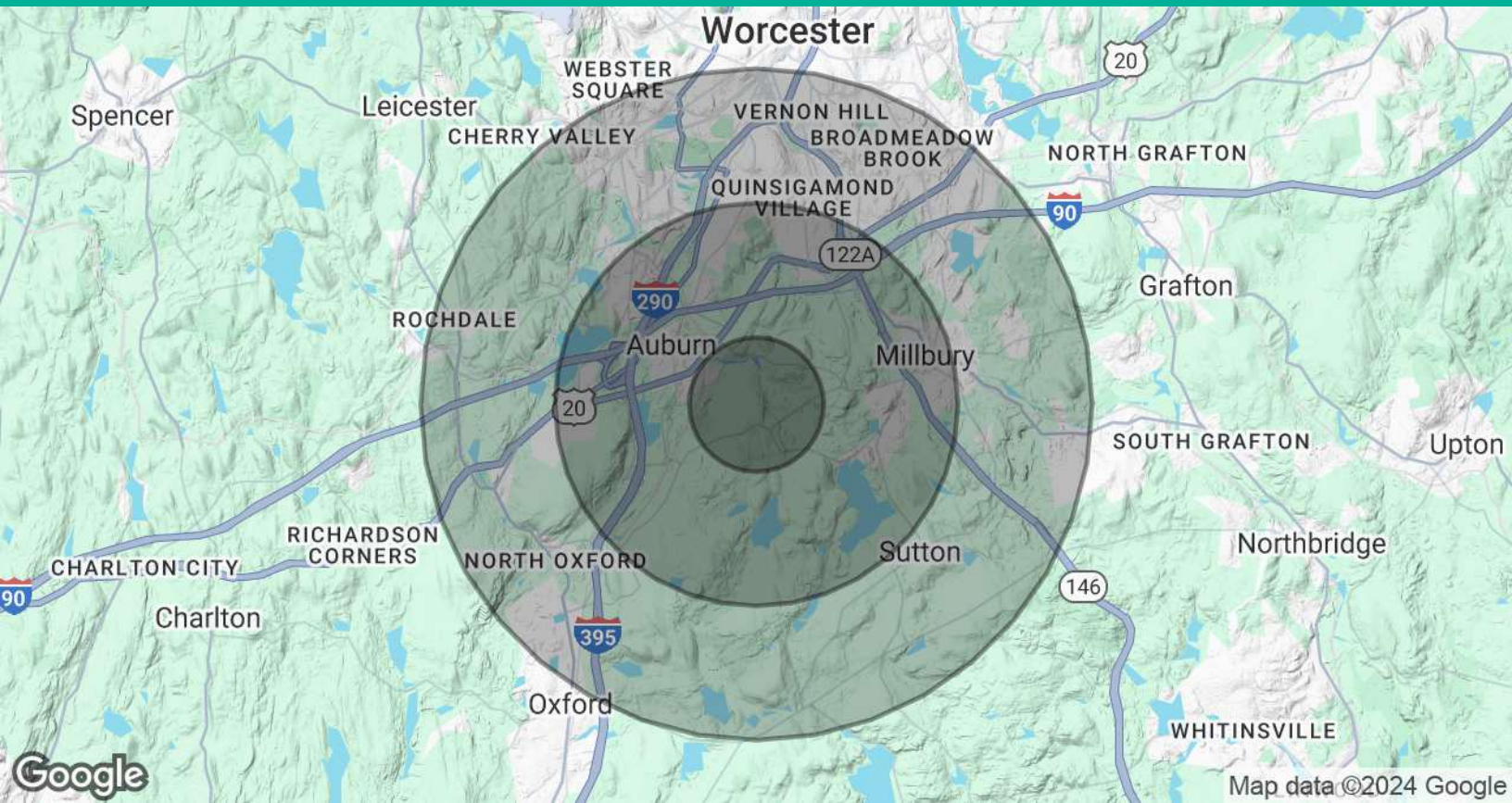
Location Map



Google

Map data ©2024 Google





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,136	23,070	108,797
Average Age	50	45	40
Average Age (Male)	49	43	39
Average Age (Female)	51	46	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	502	9,632	42,450
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$143,815	\$123,352	\$99,399
Average House Value	\$514,481	\$444,779	\$390,541

Demographics data derived from AlphaMap



CHRIS NAFF

naff@kelleher-sadowsky.com

Direct: **508.277.6275**

PROFESSIONAL BACKGROUND

Chris is an experienced real estate professional in Central Massachusetts who has represented clients in the purchase, sale, and lease of a variety of properties. With a background in Accounting and Finance, his focus pertains to the Capital Markets segment of our business.

EDUCATION

Florida Atlantic University, Boca Raton, FL – Bachelor of Arts – 2013

MEMBERSHIPS

Millbury Board of Selectman

Asa Waters Mansion Task Force - Chairperson

Central Mass Regional Planning Commission - Delegate

MBTA Advisory Board – Member

Kelleher & Sadowsky Associates
120 Front Street, Suite 210
Worcester, MA 01608
508.755.0707



PAUL MATT

pmatt@kelleher-sadowsky.com

Direct: **508.846.8800**

PROFESSIONAL BACKGROUND

Paul brings over 35 years of sales experience and has been a major contributor to the Kelleher & Sadowsky team since joining in 2004. He has enjoyed success in a wide variety of real estate transactions including Tenant, Landlord, Buyer, and Seller Representation

MEMBERSHIPS

Executive Board of Directors – Blackstone Valley Chamber of Commerce, Board of Directors – Blackstone Valley Chamber of Commerce, Board of Directors – Millbury Federal Credit Union, Board of Directors – Millbury Federal Credit Union Commercial Division, Member – Worcester Regional Chamber of Commerce, Member – North Worcester Regional Chamber of Commerce, Assumption College – Alumni Association

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