

OFFICE BUILDING / LAND FOR SALE | BUSY ROUTE 16

27 DOUGLAS ROAD

Webster, MA 01570



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PROPERTY DESCRIPTION

Kelleher & Sadowsky Associates is pleased to present 27 Douglas Road in Webster, situated on 4.25 acres; the property presents a unique opportunity for owner-users seeking a site with redevelopment potential.

The property includes an existing broadcast tower and a two story 3,306 SF office building that can either be renovated for continued use or removed to make way for new development. Although the property is currently zoned residential, it has a long history of commercial use. Pursuit of town approvals for re-use may be possible. With ample land good road frontage, and existing infrastructure, this property offers a rare opportunity in a desirable Webster location along busy Route 16.

Call us today for more information.

OFFERING SUMMARY

Sale Price:	\$350,000
Land Area:	4.25 Acres
Zoning:	ASFR
Utilities:	Private Water, Septic
2025 Taxes:	\$3,626
Traffic Count:	11,218 (2025)
Building Size:	3,306 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,482	15,658	46,046
Total Population	20,282	39,187	118,267
Average HH Income	\$95,282	\$106,063	\$120,678



