



HISTORIC LANDMARK | ADAPTIVE REUSE OPPORTUNITY

**13 ACADEMY HILL RD  
WESTMINSTER | MA**



# OFFERING OVERVIEW



**Historic Landmark:** Built in 1912 in the Westminster Village Academy Hill Historic District (National Register)

**Expansive Space:** 6,400 SF across two finished floors plus 3,200 SF unfinished basement with natural light



**Prime Location:** 11,511 SF lot next to Westminster Elementary School, near village center and Route 2



**Flexible Community Uses :** Residential 1 zoning supports daycare/preschool, arts, dance, and cultural uses

**Rare Adaptive Reuse:** Unique chance to reimagine a cherished community property in a premier neighborhood

**Asking Price:** \$350,000

**Building SF:** 9,650 SF

Main Level: +/- 3,200 SF  
Upper Level: +/- 3,200 SF  
Lower Level: +/- 3,200 SF

**Lot Size:** 0.26 Acres

**Floors:** (3) Three

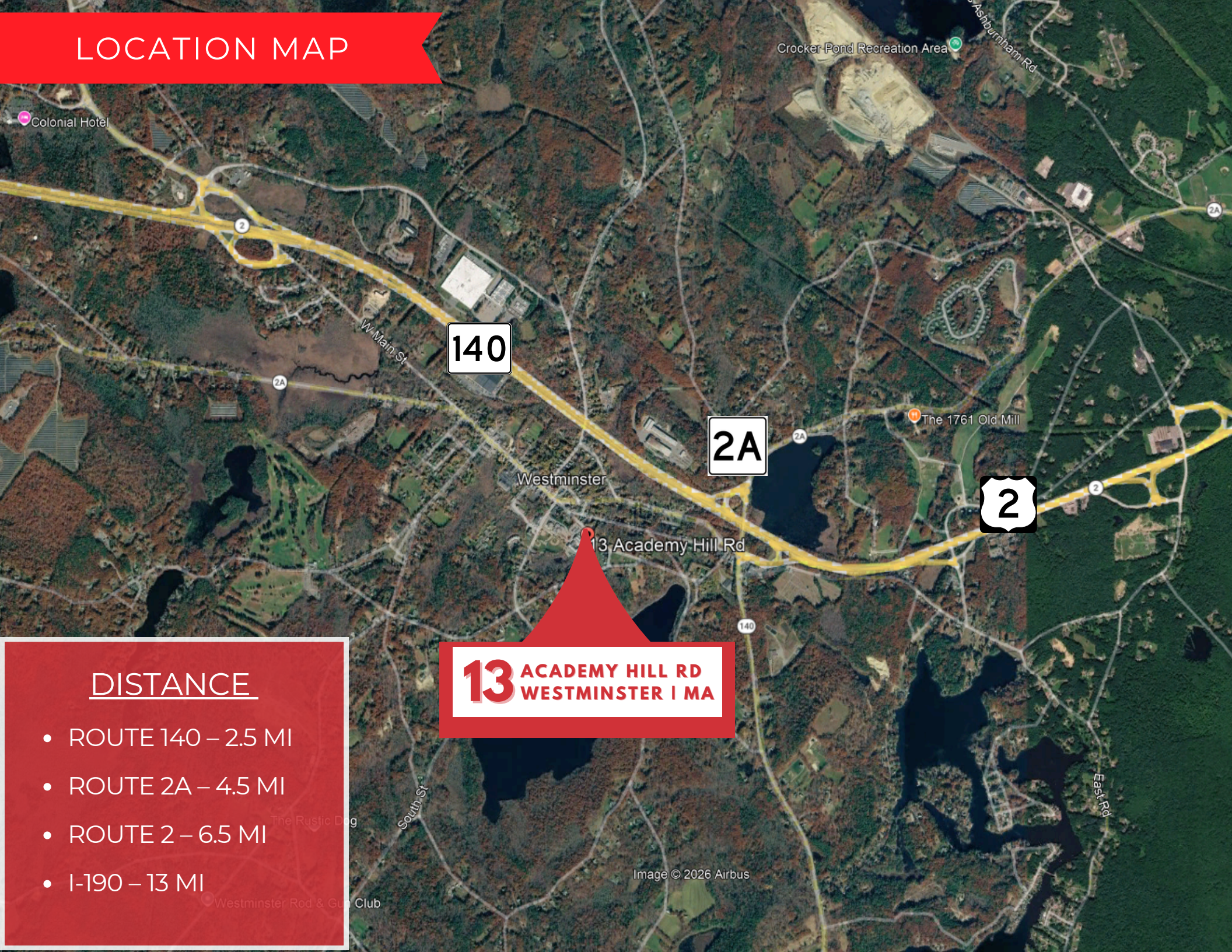
**Zoning:** R-1

**Year Built:** 1912

**Access:** Exceptional connectivity, Routes 2, 2A, & 140 minutes away



# LOCATION MAP



## DISTANCE

- ROUTE 140 – 2.5 MI
- ROUTE 2A – 4.5 MI
- ROUTE 2 – 6.5 MI
- I-190 – 13 MI

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Image © 2026 Airbus



# LOCATION OVERVIEW

- **Strategic Positioning:** 13 Academy Hill Road is ideally located in the heart of Westminster Village, offering strong visibility and convenient access to key regional routes. The property is approximately 2.5 miles from Route 140 and 6.5 miles from Route 2, providing efficient connectivity to Fitchburg, Leominster, and Greater Worcester.
- **Historic Village Setting:** Situated within the Westminster Village Academy Hill Historic District (National Register of Historic Places), the property benefits from a well-established setting known for character, charm, and long-standing community identity. Its presence on Academy Hill Road places it among some of the town's most recognizable and historic surroundings.
- **Community Focused Surroundings:** The property directly abuts Westminster Elementary School, creating an exceptional opportunity for education, nonprofit, and community-oriented uses. Its central village location supports walkable access to local amenities while maintaining a peaceful neighborhood environment.



Blend of historical significance  
and modern convenience



Convenient Access



# PHOTOS





# PHOTOS





# DEMOGRAPHICS



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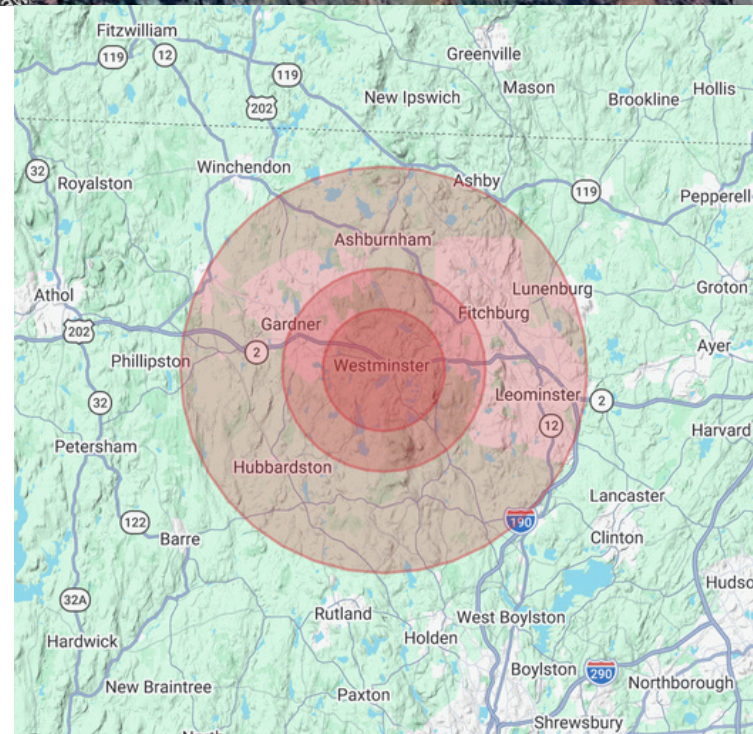
## Population

	3 Miles	5 Miles	10 Miles
Total Population	8,452	33,034	152,606
Average Age Average	43	42	42
Age (Male) Average	42	41	41
Age (Female)	43	43	43

## Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	3,048	12,860	60,159
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$137,774	\$106,750	\$109,230
Average House Value	\$468,740	\$381,525	\$391,868

Demographics data derived from AlphaMap





## CONTACT US



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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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