

NAI Glickman Kovago & Jacobs



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)



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

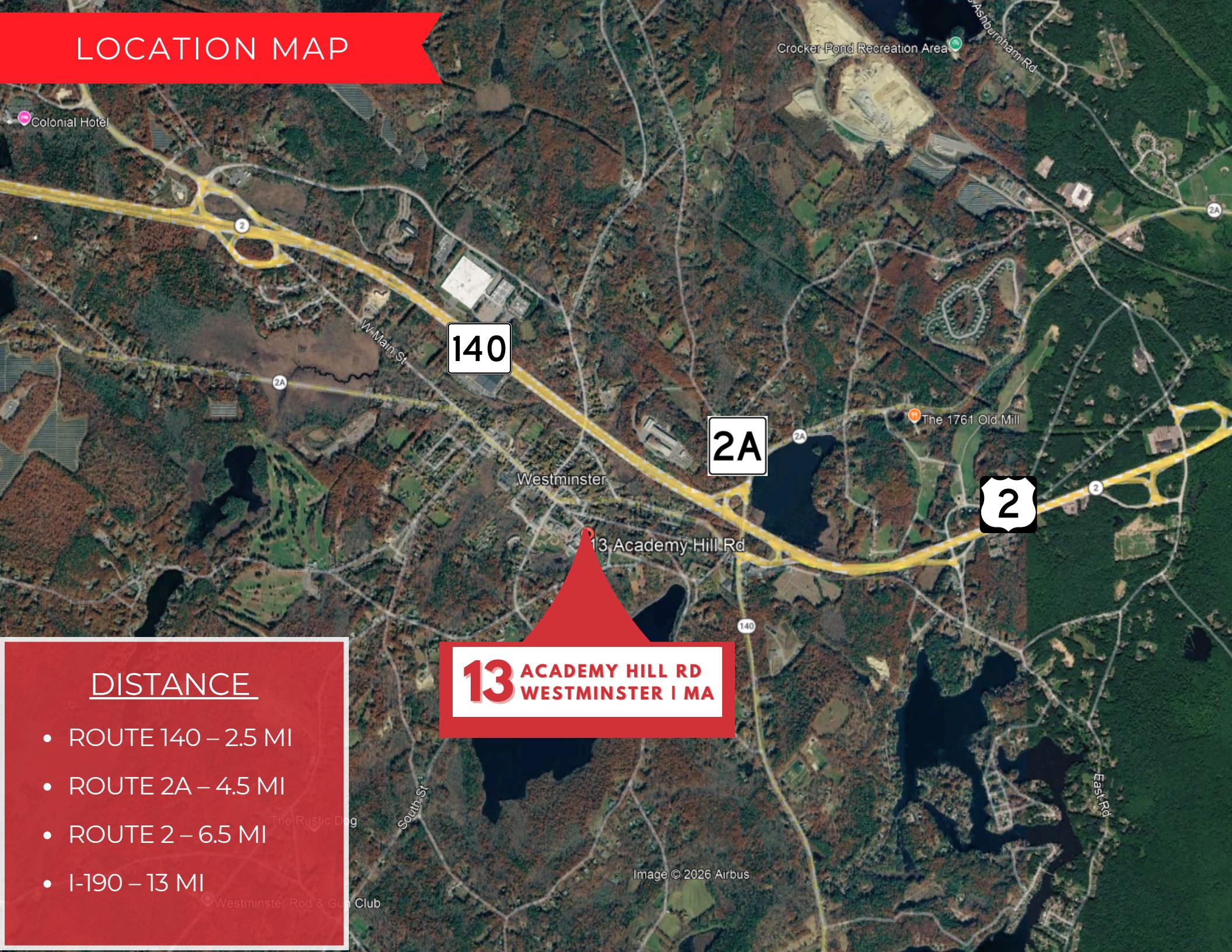
Floors: (3) Three

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

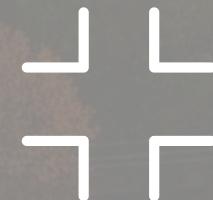
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- **Strategic Positioning:** 13 Academy Hill Road is ideally located in the heart of Westminster Village, offering strong visibility and convenient access to key regional routes. The property is approximately 2.5 miles from Route 140 and 6.5 miles 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

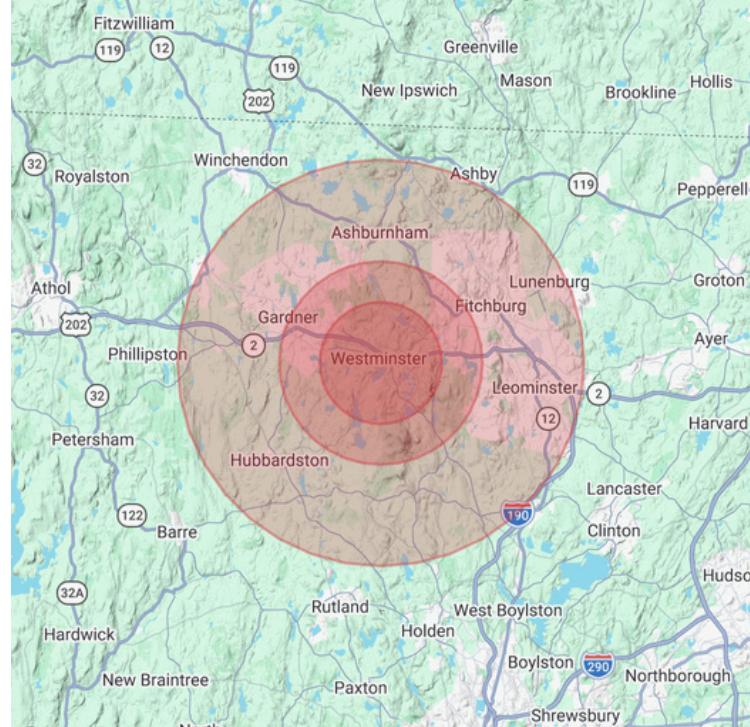
Total Population	8,452	33,034	152,606
Average Age Average	43	42	42
Age (Male) Average	42	41	41
Age (Female)	43	43	43

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





LEXI BRISSETTE

Vice President

508-868-6182

abrissette@glickmankovago.com



BRENDAN TOOHEY

Associate Broker

508-612-3025

btoohey@glickmankovago.com

MARKETED EXCLUSIVELY BY:

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

www.glickmankovago.com



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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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