

701 & 713 Boston Turnpike

SHREWSBURY, MASSACHUSETTS



ADT:
44,789

9



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PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present a unique development opportunity along highly visible Route 9 in Shrewsbury. Situated on approximately 25 acres, this offering provides a mix of Commercial Business and Residential zoning, creating flexibility for a wide range of uses. The property is not impacted by overlay zoning districts, allowing for streamlined planning and permitting.

Its strategic location along Route 9 offers excellent visibility and accessibility to Worcester, MetroWest, and major highways, making it a compelling opportunity for mixed-use, healthcare, residential, or commercial development.

Residential A Zoning (+12.9 acres)

Permitted by Right: Single Family Housing

By Special Permit: Recreation, Assisted Living, For-Profit Educational Facility, Hospital, Bed & Breakfast, Funeral Home

Commercial Business Zoning (+12.8 acres)

Permitted by Right: Recreation, Assisted Living, Veterinarian Hospital, For-Profit Educational Facility, Hospital, Retail, Bowling Alley, Business/Professional Office, Gas Station, Restaurant, Theater, Research Lab

By Special Permit: Extended Stay Hotel, Health Club, Athletic Facility, Drive-thru ATM, Bed & Breakfast, Funeral Home, Hotel, Self-Storage, Auto Sales & Showroom

SALE PRICE: \$9,995,000

PRICE REDUCED!



Image © 2025 Airbus

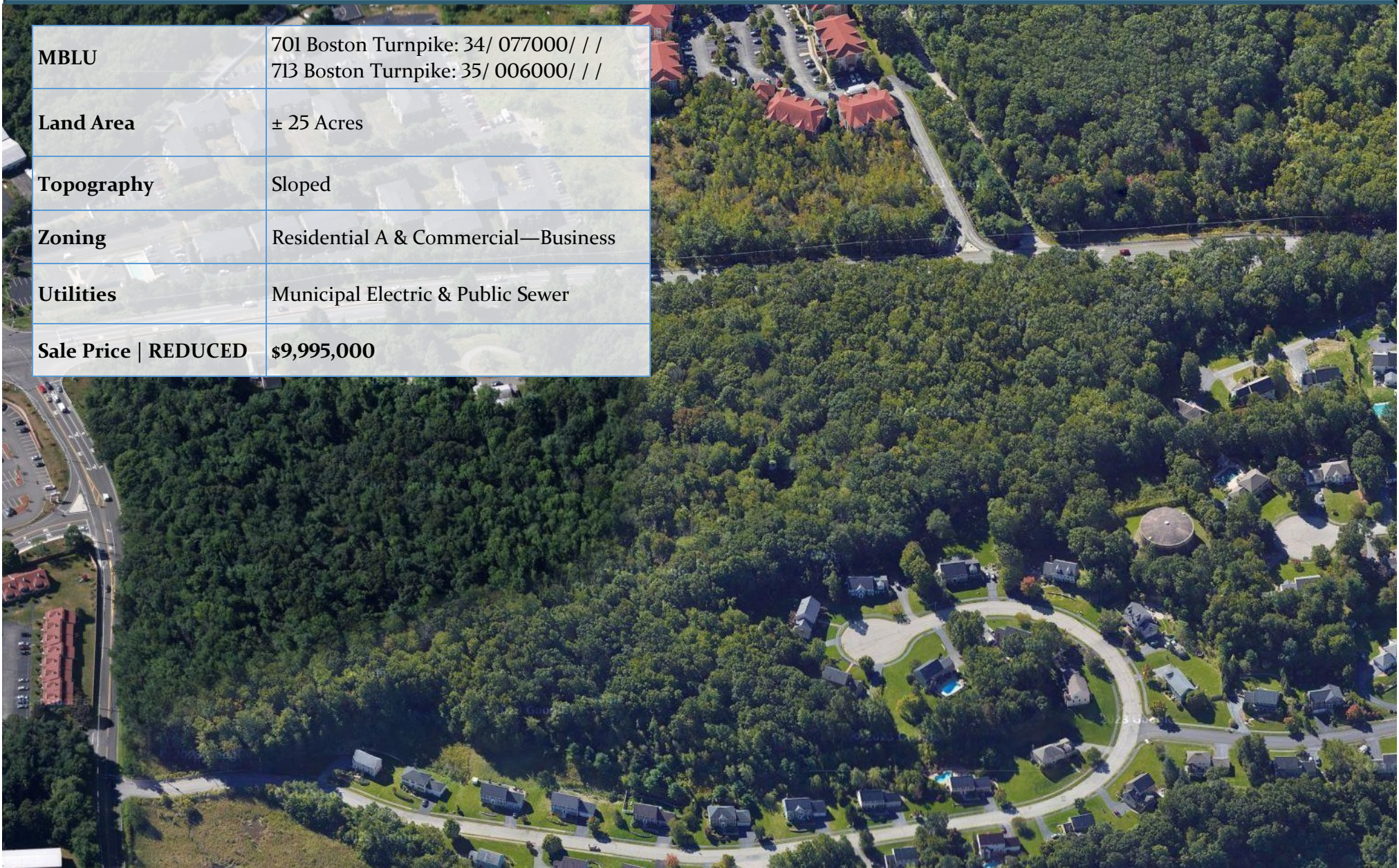


The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information. Prospective purchasers, tenants, or investors are strongly encouraged to conduct their own due diligence, including but not limited to, verification of all property information, zoning regulations, financial data, and legal matters. This offering is subject to errors, omissions, changes in price, rental, or other conditions, withdrawal without notice, and does not constitute a recommendation, offer, or contract.

701 & 713 Boston Turnpike, Shrewsbury, MA | 1

PROPERTY SPECIFICATIONS

| | |
|-----------------------------|--|
| MBLU | 701 Boston Turnpike: 34/ 077000/ / / 713 Boston Turnpike: 35/ 006000/ / / |
| Land Area | ± 25 Acres |
| Topography | Sloped |
| Zoning | Residential A & Commercial—Business |
| Utilities | Municipal Electric & Public Sewer |
| Sale Price REDUCED | \$9,995,000 |



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701 & 713 Boston Turnpike, Shrewsbury, MA | 2

DUAL ZONING



CONCEPTUAL AUTO DEALERSHIP LAYOUT



9



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701 & 713 Boston Turnpike, Shrewsbury, MA | 4

CONCEPTUAL AUTO DEALERSHIP LAYOUT



AMENITIES & COMMERCE | EAST OF PROPERTY



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701 & 713 Boston Turnpike, Shrewsbury, MA | 7

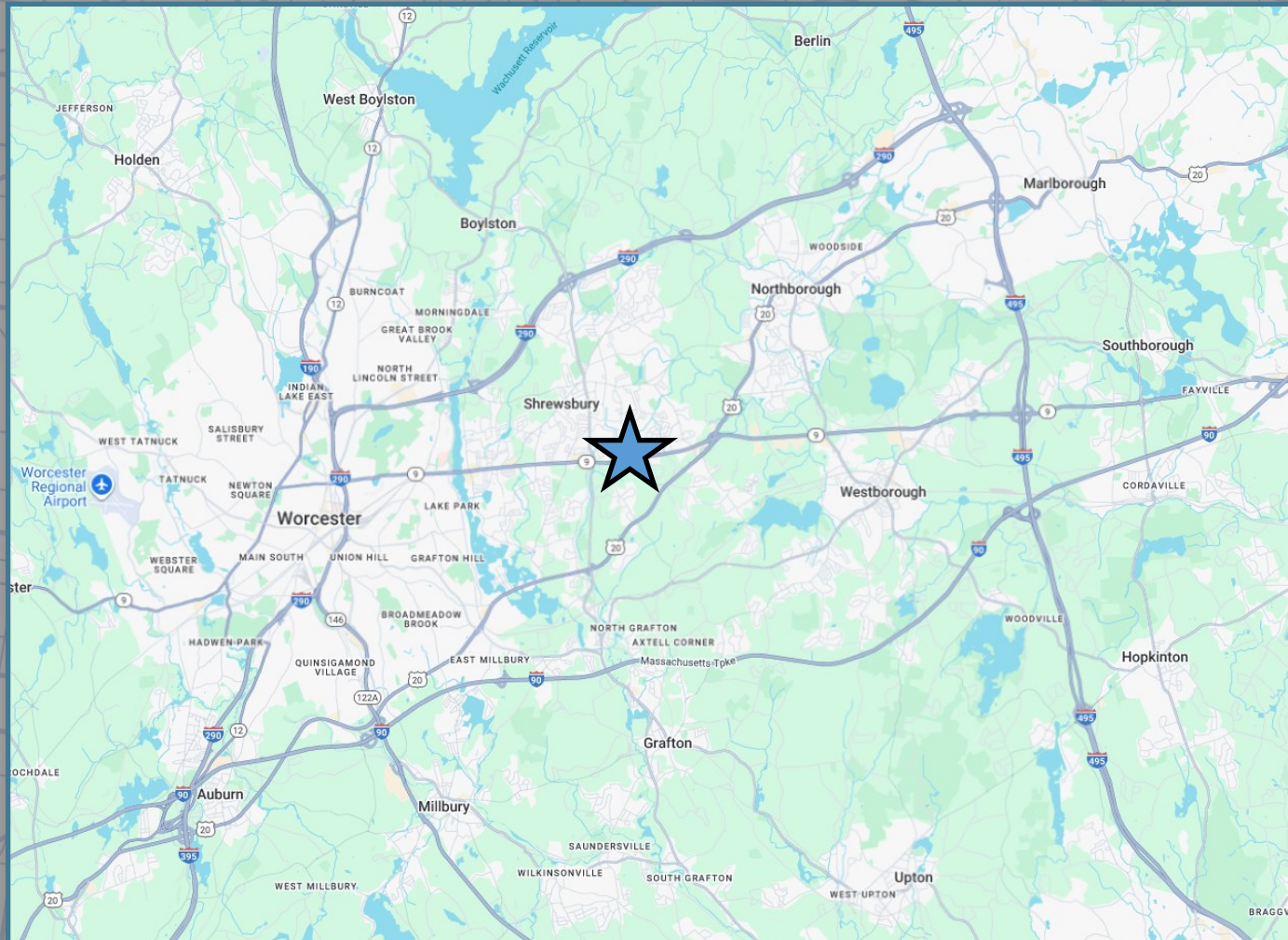
AMENITIES & COMMERCE | WEST OF PROPERTY



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701 & 713 Boston Turnpike, Shrewsbury, MA | 8

LOCATION & ACCESSIBILITY



Travel Time to Major Routes

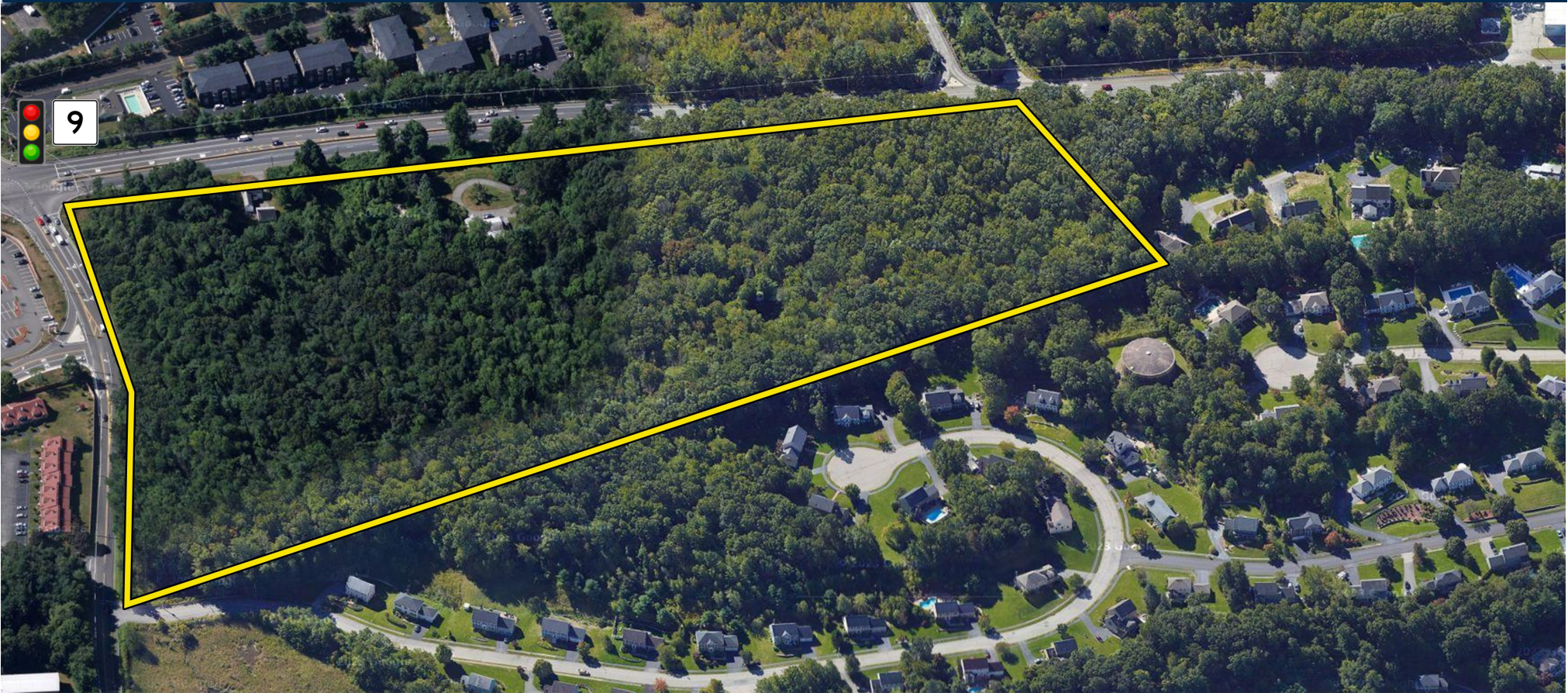
| | |
|---------|------------|
| Route 9 | On Route |
| I-290 | 9 Minutes |
| I-90 | 11 Minutes |
| I-190 | 12 Minutes |
| I-495 | 14 Minutes |



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701 & 713 Boston Turnpike, Shrewsbury, MA | 9

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