

FOR SALE | GOLF COURSE/DEVELOPMENT SITE

# LEICESTER COUNTRY CLUB

*Leicester, Massachusetts*



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## PROPERTY DESCRIPTION

Introducing 1430 Main Street, Leicester, MA – an exceptional investment opportunity for Golf, Land and Other investors. This 223-acre site is currently the home of Leicester Country Club, an 18-hole public golf course and banquet facility. The site consists of 4 parcels and 4 separate buildings.

The sizeable nature of the site potentially lends itself to a variety of options beyond golf including multiple possibilities for redevelopment. Zoning of HB-1, SA, and R-2 covers a majority of the parcels which allows for residential development, manufacturing, educational use, and many other commercial uses. The site is conveniently located on Route 9, 20 minutes from Downtown Worcester, and only 10 minutes from the Worcester Regional Airport.

Nestled in the thriving greater Worcester area, this property presents a strategic investment in a dynamic and evolving commercial landscape. With its favorable zoning and strategic location, this property offers an ideal foundation for ambitious ventures and promising returns. Don't miss out on the chance to make a strategic investment in this prime commercial opportunity. Call us today to tour the property!

## PARCELS & IMPROVEMENTS

- 1430 Main Street | 154.7 acres
- 0 Main Street | 56.8 acres
- Lake Drive | 1.25 acres
- Overlook Drive | 0.037 acres
- Starter's Shack | 400 SF
- Ranch House | 3,360 SF
- Maintenance Building | 6,048 SF
- Clubhouse | 16,868 SF

## OFFERING SUMMARY

Property Type:	Golf Course or Development
Utilities:	Town water & sewer, natural gas, electric, 2 private wells on-site
Lot Size:	± 223 acres
Zoning:	HB-1, SA, R-2
Sale Price:	\$4,250,000





Clubhouse



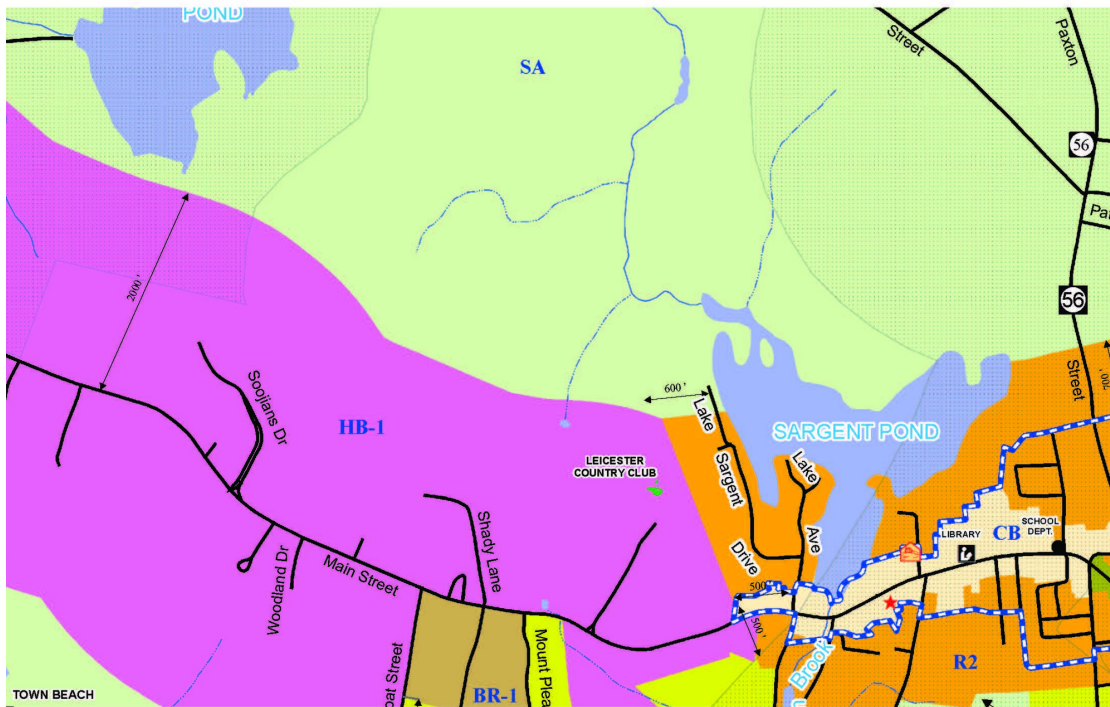
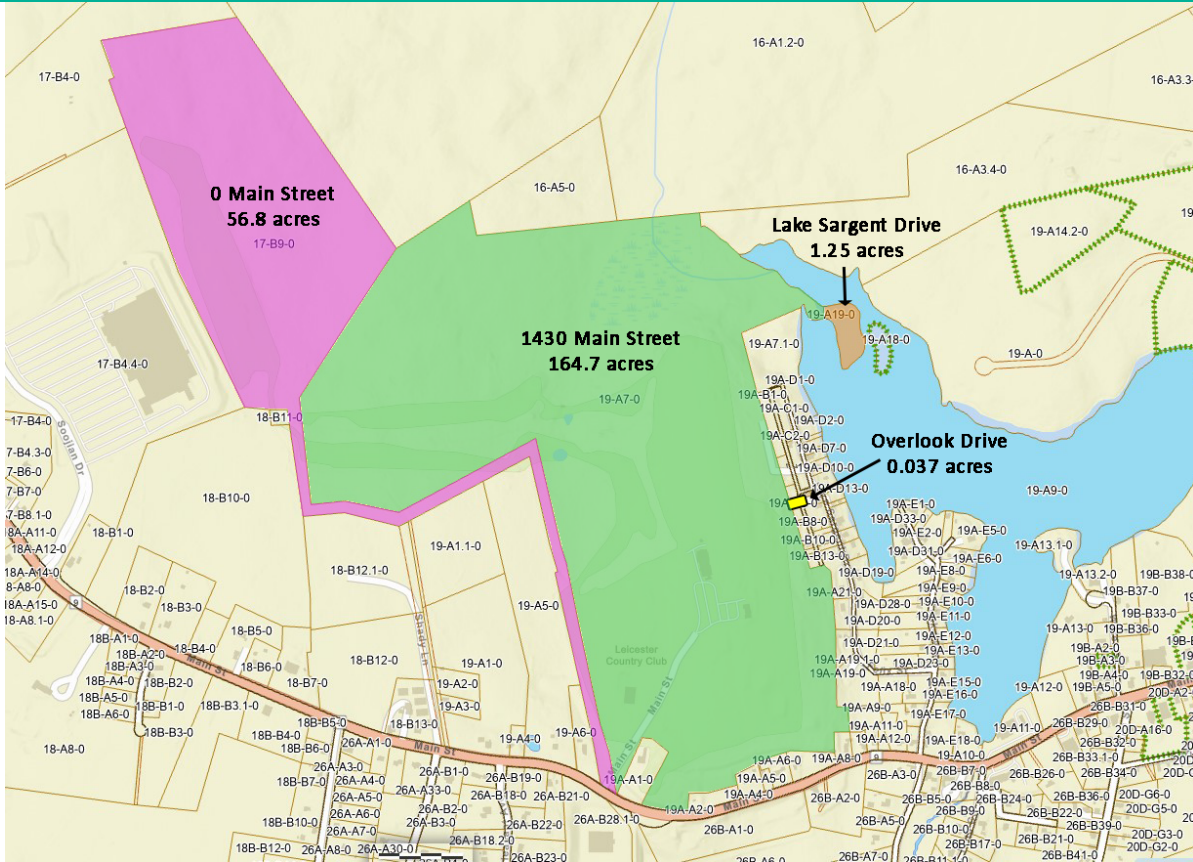
Maintenance Shed



Maintenance Shed - Interior

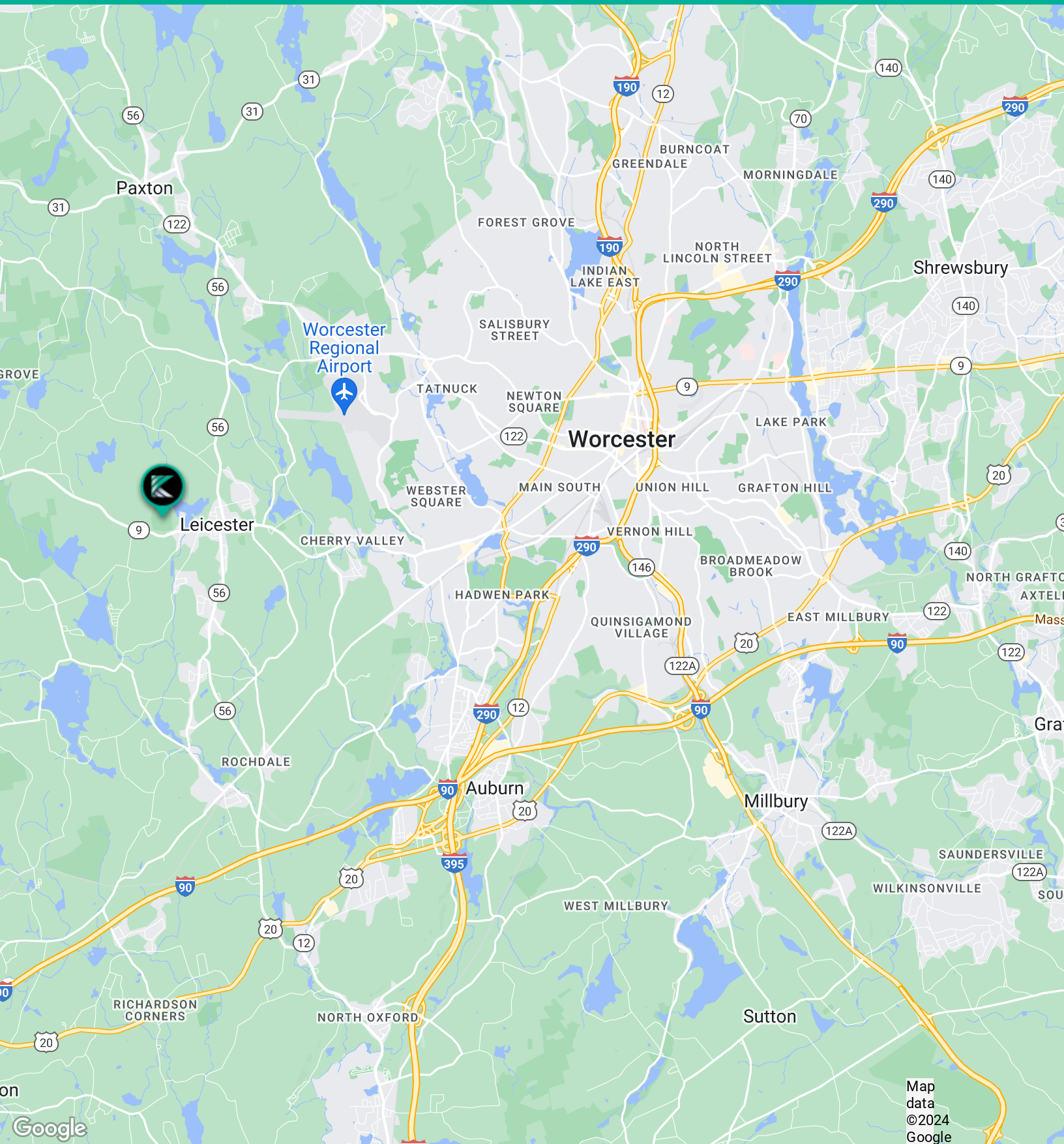


Maintenance Shed - Interior



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Location Map



Map data  
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