

MEDICAL / PROFESSIONAL OFFICE BUILDING FOR SALE / LEASE

# 405 - 407 E. MAIN STREET

*Spencer, Massachusetts*



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## PROPERTY DESCRIPTION

Brian Johnson & Chris Naff of Kelleher & Sadowsky Associates, Inc. are pleased to introduce 405-407 E. Main Street in Spencer, Massachusetts as available for sale or for lease, with approximately  $\pm 5,974$  rentable square feet available. Suite A is currently leased to Hometown Veterinary Partners Spencer, LLC d/b/a Spencer Veterinary Hospital. The Spencer Veterinary Hospital has been an occupant of the building since early 2020 and now has a lease in place through February 2, 2030. Current NOI is \$136,325 with the Tenant responsible for 100% of the triple net expenses for the first two years of the term, or until Suite B is leased. The balance of the building, in Suite B, was last utilized by the Reliant Medical Group for internal medicine use with an existing build-out comprised of exam rooms, consult offices, reception area, internal bathrooms, and a central administrative station.

The property is conveniently located on Route 9, which provides signage & high visibility to an average daily traffic count of approximately 13,000 cars (2024). In addition, the property boasts a parking ratio of  $\pm 8.5$  spaces per 1,000 rentable square feet – perfect for both patients, clients, and employees. The building was renovated in 2011 and has been well maintained for the past 5 years with on-site ownership. Please give us a call today to schedule a tour!

## OFFERING SUMMARY

Building Size:	12,520 RSF
Space Available:	5,974 SF
2026 NOI:	\$136,325.00
Year Built:	1992
Zoning:	Commercial (C)
Parking:	105 on-site paved spaces
Stories:	One (1)
Utilities:	Electric - National Grid Gas - Electric Grid Water - Town of Spencer Sewer - On-site septic system
Roof Type:	Asphalt and Metal
Sprinkler System:	Yes
FY2025 Assessment:	\$758,600
Sale Price:	\$1,595,000
Lease Rate:	\$16.00/SF
Lease Type:	NNN

Suite B:  
Available  
5,974 RSF

Suite A:  
Spencer Veterinary Hospital





**FOR SALE / LEASE • 405 - 407 E. MAIN STREET**

[Additional Photos](#)





