

701 & 713 Boston Turnpike

SHREWSBURY, MASSACHUSETTS



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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, Public and Non-profit Schools

By Special Permit: Recreation, Assisted Living, For-Profit Educational Facility, Hospital, Bed & Breakfast, Funeral Home, Senior Housing, Nursing 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, Health Club, Athletic Facility, Nursing Home

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

SALE PRICE: \$12,500,000

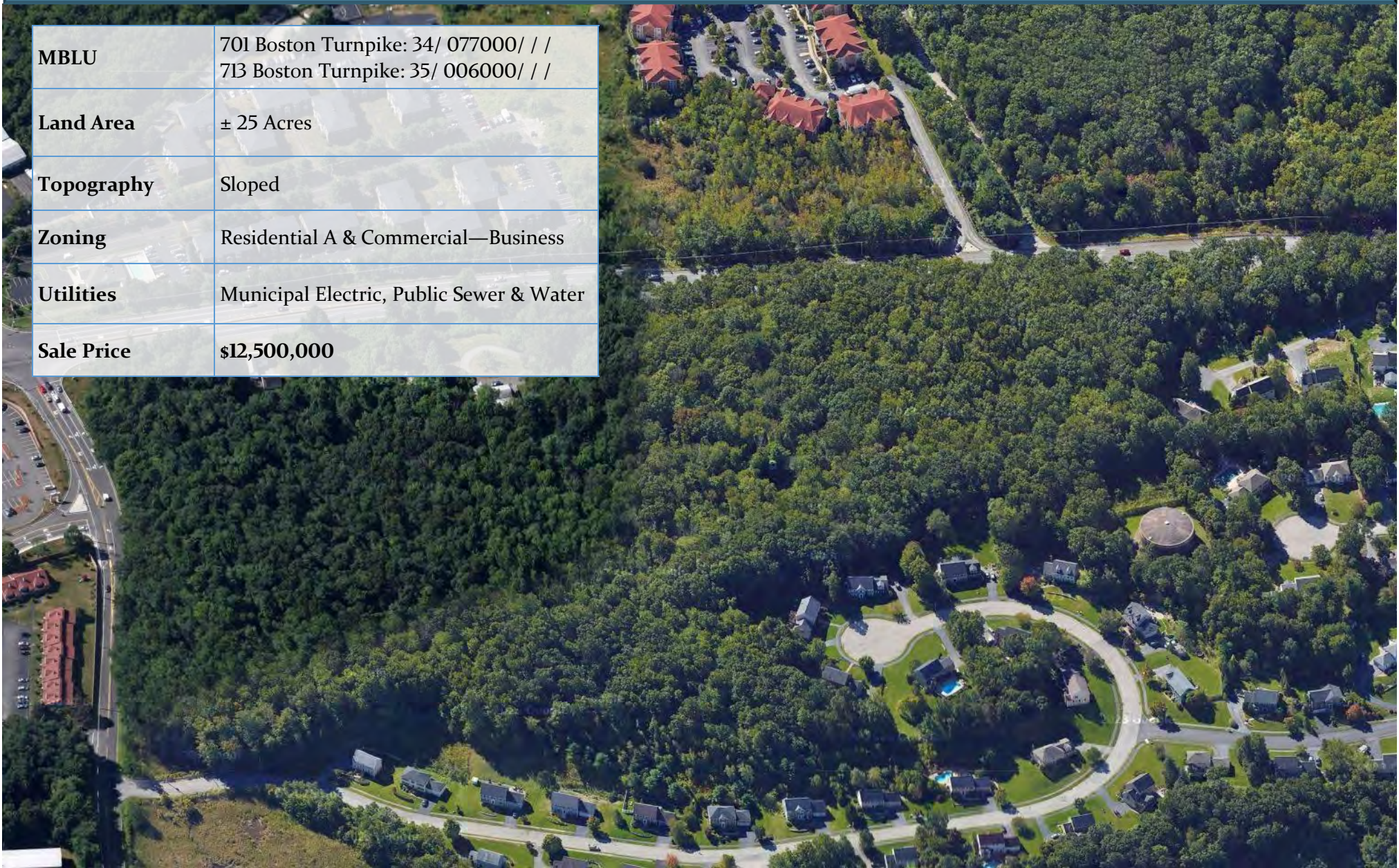


The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information. Prospective purchasers, tenants, or investors are strongly encouraged to conduct their own due 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.

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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 & Water
Sale Price	\$12,500,000



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DUAL ZONING



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CONCEPTUAL AUTO DEALERSHIP LAYOUT



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TOPOGRAPHY | GIS Web Map



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AMENITIES & COMMERCE | EAST OF PROPERTY



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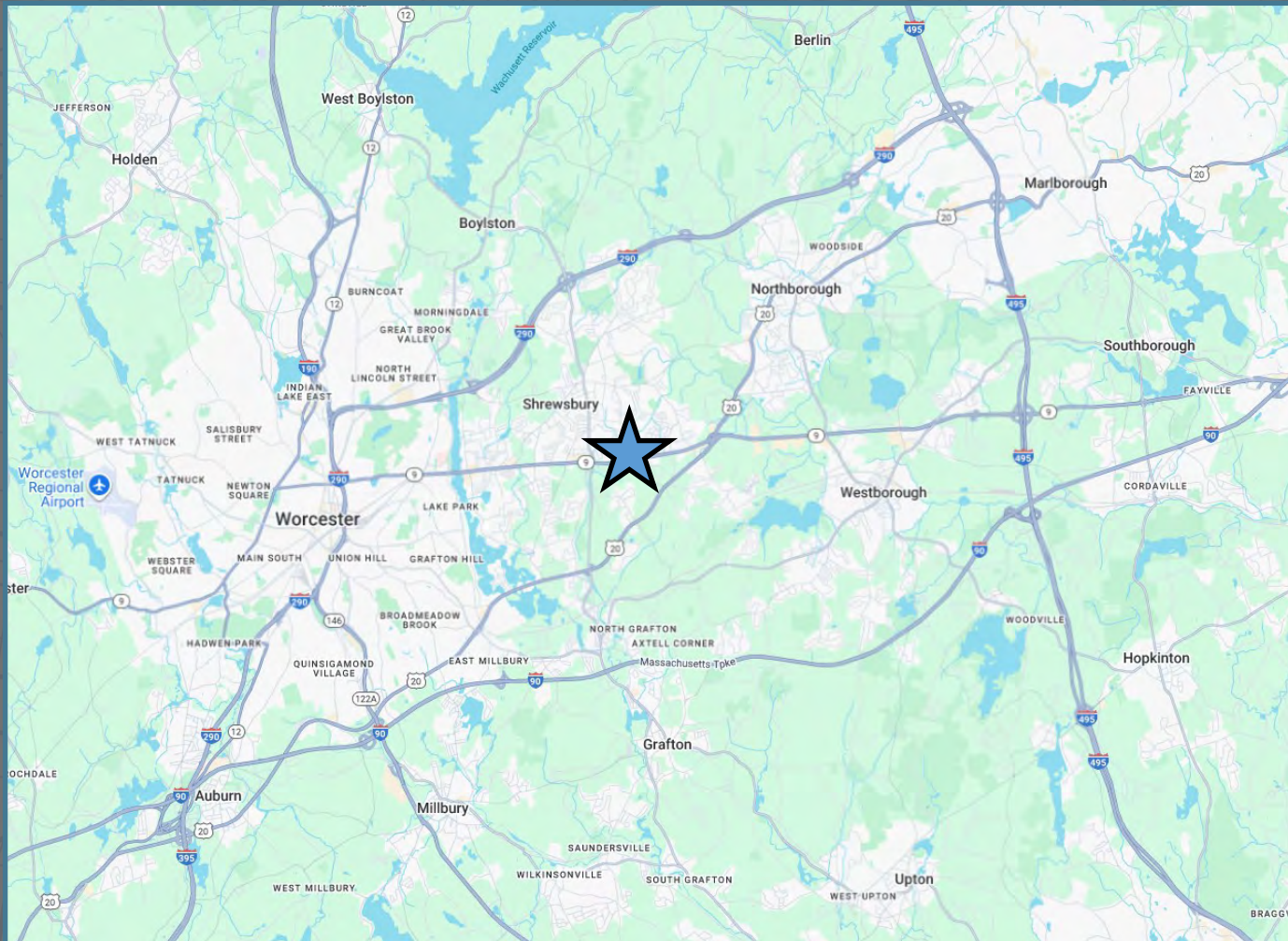
AMENITIES & COMMERCE | WEST OF PROPERTY



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LOCATION & ACCESSIBILITY



Travel Time to Major Routes

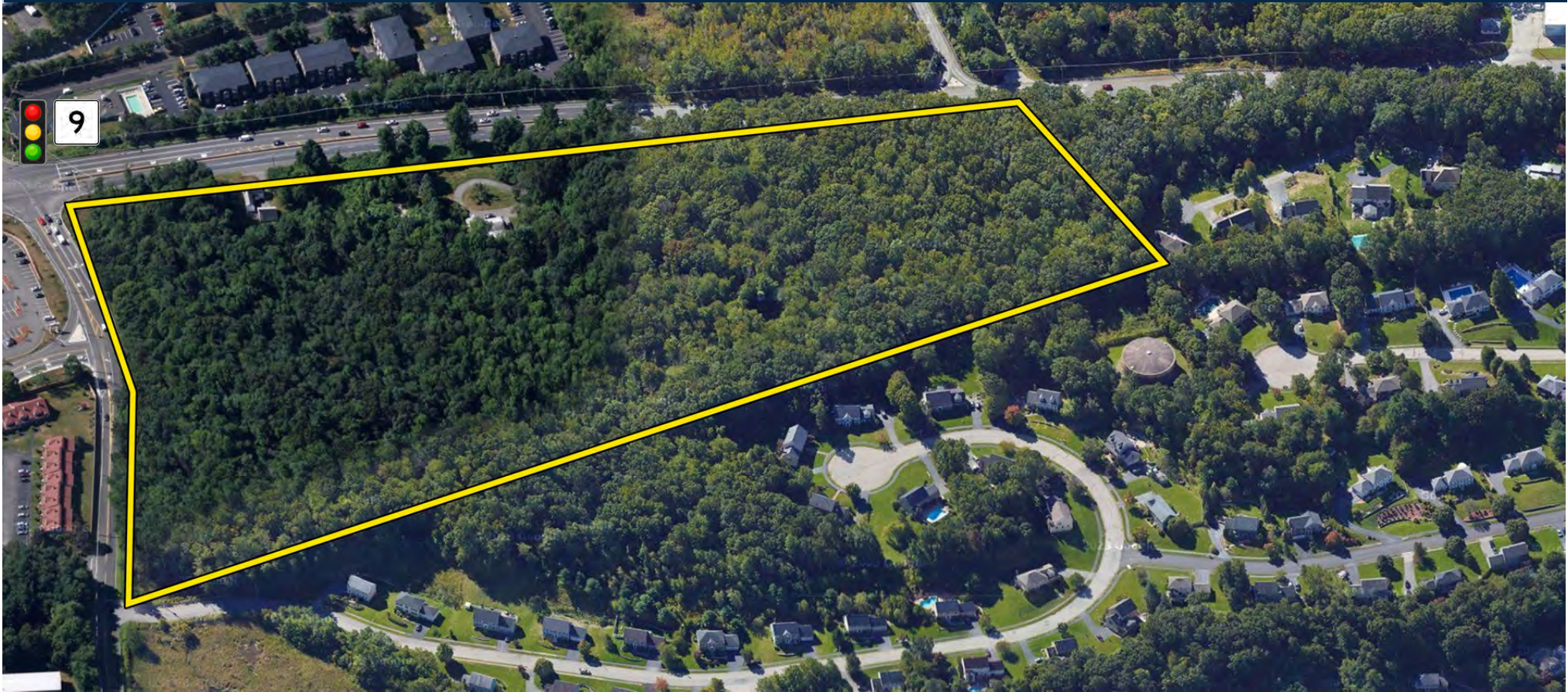
Route 9	On Route
I-290	9 Minutes
I-90	11 Minutes
I-190	12 Minutes
I-495	14 Minutes



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