

# OFFERING MEMORANDUM

431-433 BOSTON TURNPIKE  
SHREWSBURY, MASSACHUSETTS



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# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>3</b>
<b>ZONING &amp; USE ANALYSIS .....</b>	<b>4</b>
<b>ASSESSOR MAP .....</b>	<b>5</b>
<b>BUILDING LAYOUT.....</b>	<b>6</b>
<b>LOCATION MAP .....</b>	<b>7</b>
<b>DEMOGRAPHICS .....</b>	<b>8-9</b>
<b>CONTACT INFO .....</b>	<b>10</b>
<b>DISCLOSURE .....</b>	<b>11</b>

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

High-visibility Route 9 commercial property offered together with a profitable, long-established automotive service business that is fully operational, combining owner-user real estate with a stabilized operating enterprise featuring limited day-to-day owner involvement. The property comprises a 0.86-acre (±37,624 SF) parcel improved with a 5,650 SF auto service facility with 8 drive-in bays plus a 5,238 SF secondary building. The secondary structure was formerly configured as a 5-unit residential building; the Town has indicated that configuration is not permitted under current zoning and tenancy has been discontinued. The building presents potential mixed-use repositioning or redevelopment opportunity (for example, commercial/office at grade with residential above), subject to Town of Shrewsbury approvals and buyer due diligence. Zoned Commercial Business (COM-BUS) with strong Route 9 visibility, paved parking, and municipal utilities. Sale includes real estate and the operating business; financial statements and operational details available upon execution of NDA. Confidential offering — please do not contact employees, ownership, or visit the property without an appointment arranged through the listing broker.

## 431 BOSTON TURNPIKE (FORMER MULTI-FAMILY RESIDENCE)

- Gross Building Area: 5,238 SF; Net Rentable Area: 2,325 SF.
- Historically configured as a five-unit apartment building.
- Vacant since cessation of residential use per town directive. Condition: structurally sound, suitable for renovation or conversion.
- Shared driveway access with 433 Boston Turnpike.

## OFFERING SUMMARY

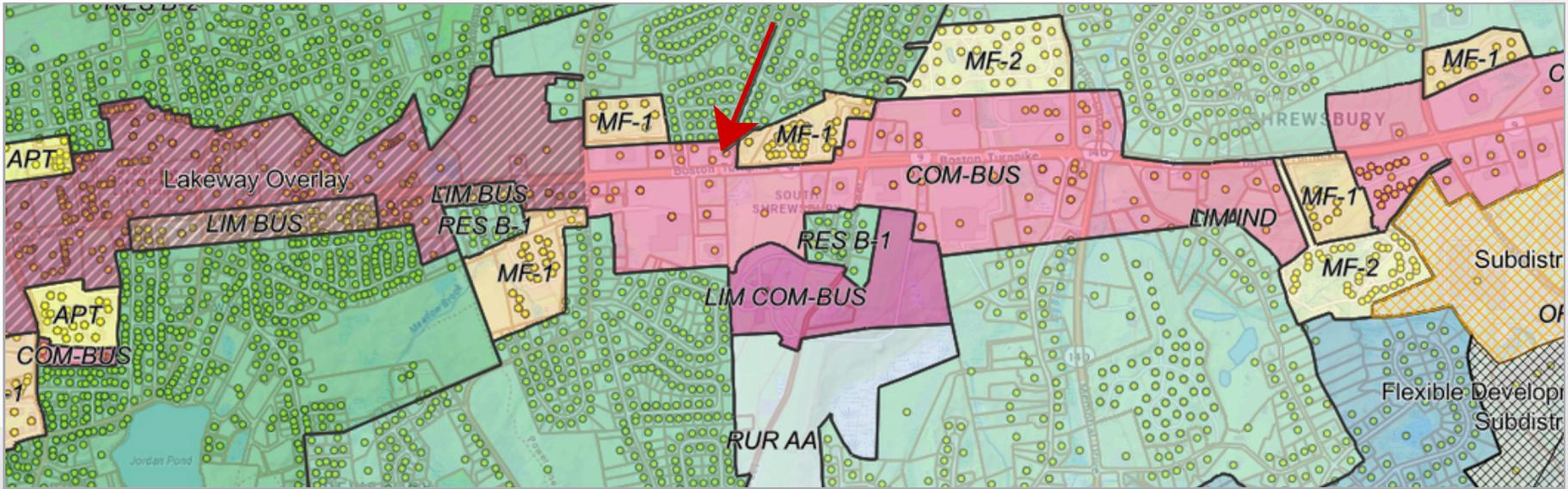
<b>Sale Price</b>	<b>\$3.2MM</b>
Address:	431-433 Boston Tpke, Shrewsbury, MA 01545
Lot Size:	0.86-acre (±37,624 SF)
Building Size (Retail):	5,650± SF
Building Size (Res.):	5,238 SF
Zoning:	COM-BUS

## 433 BOSTON TURNPIKE (AUTO REPAIR FACILITY)

- Approx. 5,650± SF single-story concrete block building.
- Configuration: eight operating service bays plus one bay converted to office/reception area.
- Ceiling height approximately 14 feet
- Gas-fired unit heaters; waste oil heaters and 200A three-phase electrical service.
- Condition: well-maintained, functional, suitable for light to medium-duty automotive service.
- Parking: paved parking for approximately 40± vehicles with dual access.

Surrounding uses along Route 9 include automotive, contractor, medical, and service-oriented properties. The corridor continues to evolve toward mixed-use redevelopment, with several recent retail and contractor-flex projects nearby.

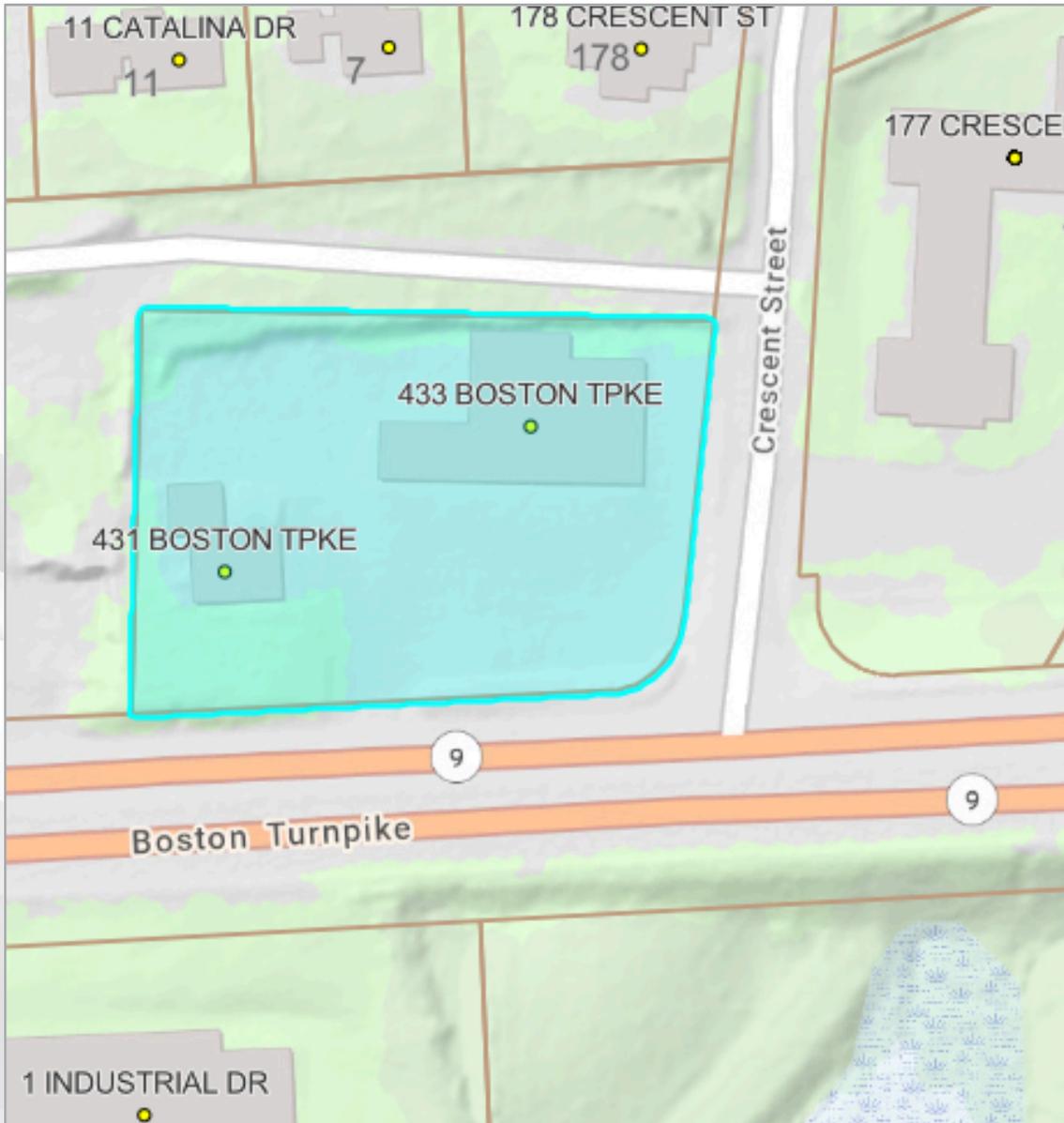
# ZONING & USE ANALYSIS



The subject property lies within the Commercial Business (CB) zoning district of Shrewsbury. The CB district allows a wide range of business, retail, and service uses that contribute to the commercial corridors. Automotive service and repair are permitted by special permit and conforming at 433 Boston Turnpike. The five-unit structure at 431 Boston Turnpike appears to be pre-existing and nonconforming. Residential occupancy was discontinued, and the town has indicated that the building may no longer retain grandfathered rights. Reuse may require a new special permit or variance OR the town's decision may be challenged. Alternatively, the structure could be redeveloped for commercial use under CB zoning.



# ASSESSOR MAP





FOR SALE | 431-433 BOSTON TURNPIKE SHREWSBURY, MASSACHUSETTS

# LOCATION MAP

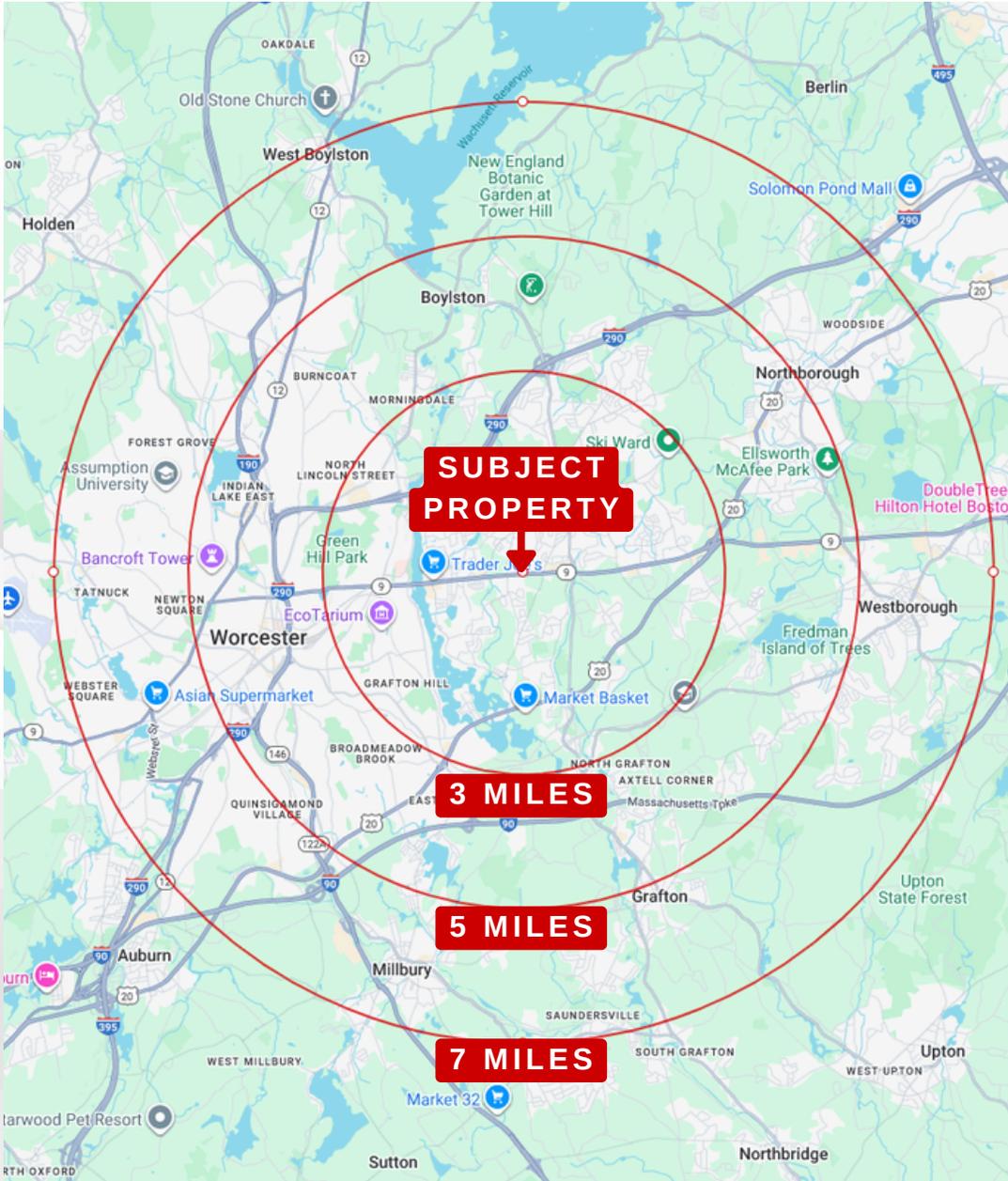
**SUBJECT PROPERTY**

**AUTO MALL**  
meineke car care center, Valvoline, STAR LIQUORS, LOTTERY WINNERS

**SHREWSBURY CROSSING**  
Fidelity INVESTMENTS, WORK N GEAR, Staples, Clinton Savings Bank

**Other nearby businesses:**  
Buffalo Wild Wings, The Tile Shop, HTG SUPPLY, RSM, PATEL BROTHERS FARMERS MARKET, MADHU'S, MEAT MARKET, ScrubaDub A Great Carwash, SUNOCO, Auto Zone, jiffylube, THE HOME DEPOT, Ground Pound, MAVIS TIRES, BRAKES, websterfive, SHREWSBURY FEDERAL CREDIT UNION

# DEMOGRAPHICS

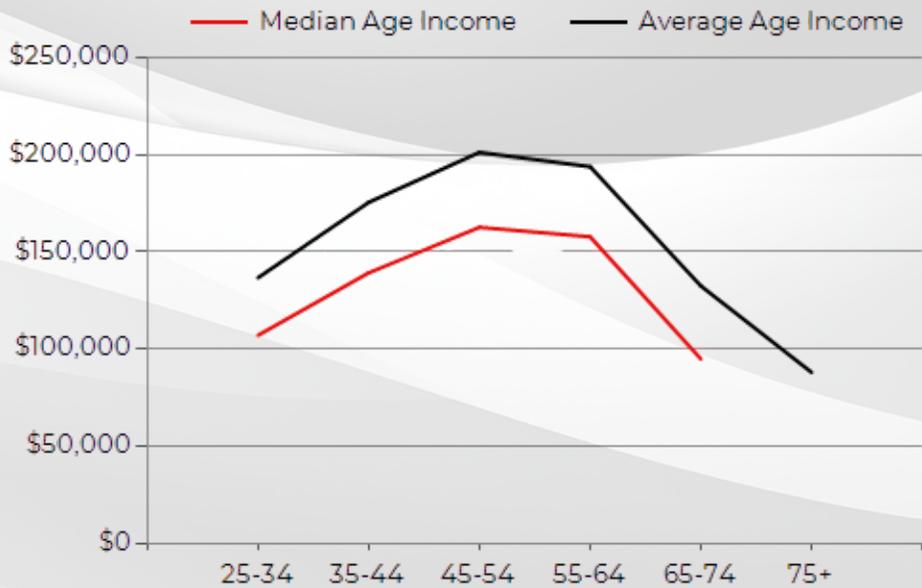
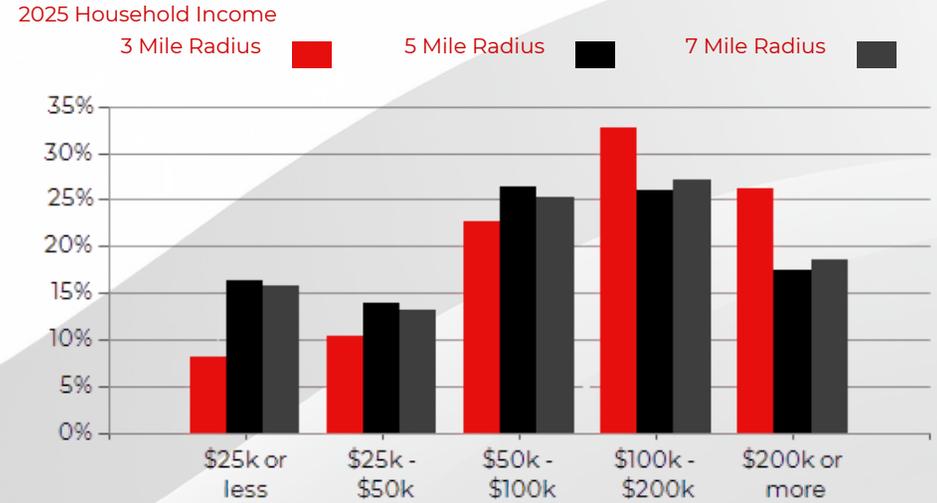
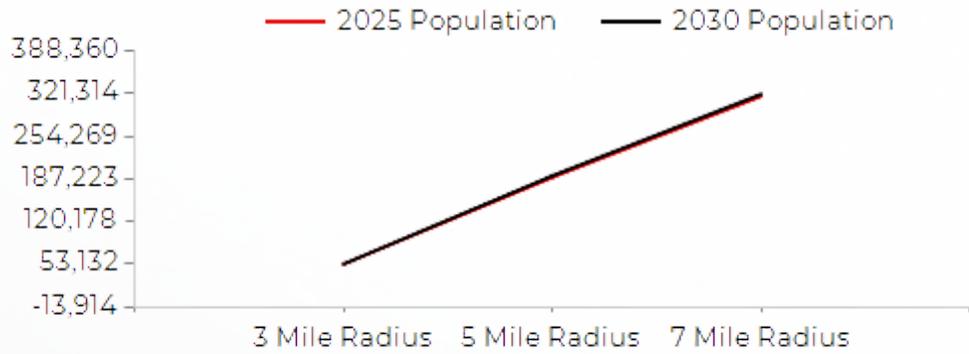


POPULATION	3 MILES	5 MILES	7 MILES
2010 Population	47,610	164,544	279,303
2025 Population	53,132	189,759	317,387
2030 Population	53,592	192,821	321,314

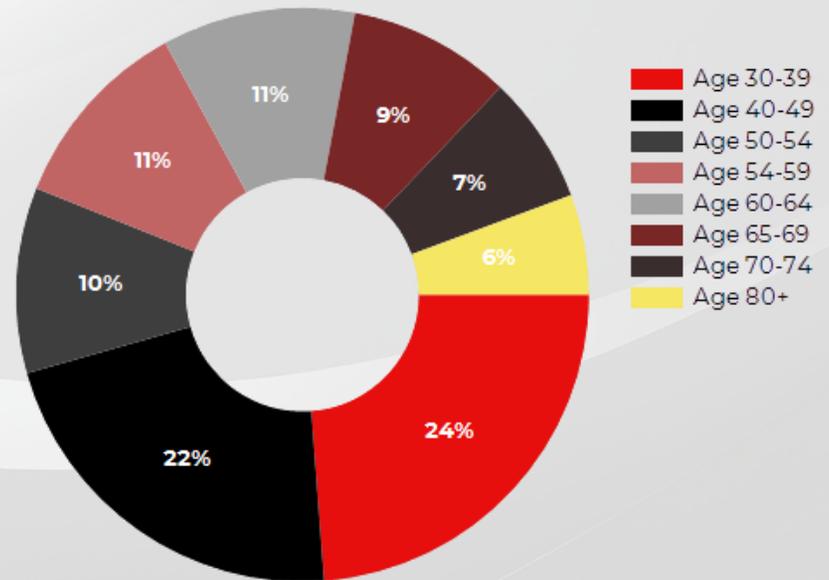
HOUSEHOLDS	3 MILES	5 MILES	7 MILES
2010 Households	18,822	64,098	105,842
2025 Households	21,139	75,544	123,407
2030 Households	21,507	77,614	126,341

2025 HH INCOME	3 MILES	5 MILES	7 MILES
less than \$15,000	1,079	7,461	11,335
\$15,000-\$24,999	655	4,878	8,191
\$25,000-\$34,999	769	3,694	5,788
\$35,000-\$49,999	1,419	6,774	10,414
\$50,000-\$74,999	2,382	10,682	16,517
\$75,000-\$99,999	2,398	9,218	14,751
\$100,000-\$149,999	4,059	12,508	21,117
\$150,000-\$199,999	2,861	7,145	12,389
\$200,000 or greater	5,517	13,183	22,905
Median HH Income	\$116,193	\$84,975	\$89,487
Average HH Income	\$158,114	\$122,832	\$127,505

# DEMOGRAPHICS



Population By Age



# CONTACTS



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# IMPORTANT DISCLOSURES

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This Offering may include forward-looking statements involving risks, uncertainties, and assumptions. Such statements are not guarantees of future performance and should not be relied upon as predictions of future results. Actual outcomes may differ materially. No warranties or representations, express or implied, are made regarding the future financial or operational performance of the property or business.

Although the information herein is believed to be reliable, the Brokers make no guarantee or warranty as to its accuracy or completeness. Prospective purchasers are strongly encouraged to conduct their own independent investigations and due diligence.