



MLS # 73383543 - Price Changed  
Commercial/Industrial - Commercial

240 Worcester Road  
Sterling, MA 01564-1473  
Worcester County

List Price: **↓ \$500,000**

Directions: **Please use GPS**

**A Fantastic Development Opportunity Awaits! Discover the historic Sterling Inn, ideally situated at the base of Mt. Wachusett and offering incredible potential for redevelopment or restoration. This iconic property sits on 1.6 acres and boasts nearly 12,000 sq ft of interior space. Included in the sale is the adjacent 3.7-acre mixed-use lot located at 223 Worcester Road, providing a total of 5.3 acres for your vision. Both 240 & 223 Worcester Road are deeded together, offering a rare chance to reimagine this landmark. Whether you're looking to restore the existing structure, develop townhomes or condos, or create a mixed-use community with residential and retail components, this property is brimming with opportunity. We are accepting offers through <https://bit.ly/SterlingInn>- online bidding ends 3/13. Just minutes from hiking, skiing, and outdoor adventure, this location combines small-town charm with big development potential.**

### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Sale</b>
Residential:	<b>1</b>	<b>11,934</b>	Land: <b>\$260,900</b>	Lease Type:
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$211,900</b>	Lease Price Includes:
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$472,800</b>	Lease: <b>No</b> Exchange: <b>No</b>
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>2</b>	21E on File: <b>Yes</b>
Total:			# Units:	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: <b>No</b> Assoc Fee:

Lot Size: <b>230,868 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>5.3</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrd Tank: <b>Unknown</b>
Plat Plan:	Parking Spaces: <b>20</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Req: <b>No</b>	

### Features

Construction: **Mason, Stucco**  
Location: **Free Standing**  
Parking Features: **11-20 Spaces, Paved Driveway**  
Roof Material: **Asphalt/Composition Shingles, Asphalt/Fiberglass Shingles, Rubber**  
Site Condition: **Level**  
Utilities: **Public Water, Private Sewer**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1908**  
Year Established Source: **Public Record**

### Tax Information

Pin #: **M:00105 L:00047 & M:000105-L:0022**  
Assessed: **\$472,800**  
Tax: **\$6,090** Tax Year: **2025**  
Book: **7378** Page: **296**  
Cert:  
Zoning Code: **TCD**  
Zoning Desc: **Legal Conforming**  
Map: Block: Lot:

### Office/Agent Information

Listing Office: **Keller Williams Realty-Merrimack**  (978) 692-3280  
Listing Agent: **Kelly Espinola**  (508) 982-6264  
Team Member(s): **Carolina Cruz**  (978) 848-8674  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency: **Call List Agent, Accompanied Showings, Appointment Required, Sign**  
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required, Sign**  
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required, Sign**  
Special Showing Instructions: **Call/Text L/A at 508-982-6264 for all showing requests.**

### Firm Remarks

**Assessment value is based on the Inn and land only it does not include 223 Worcester Road. Total acreage consists of the 223 Worcester Road land and the 1.6 acres that the Sterling Inn sits on.**

### Market Information

Listing Date: **6/2/2025**  
Days on Market: Property has been on the market for a total of **273** day(s)  
Expiration Date:  
Original Price: **\$799,900**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **273** day(s)  
Office Market Time: Office has listed this property for **273** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

**Market History for 240 Worcester Road, Sterling, MA 01564-1473**

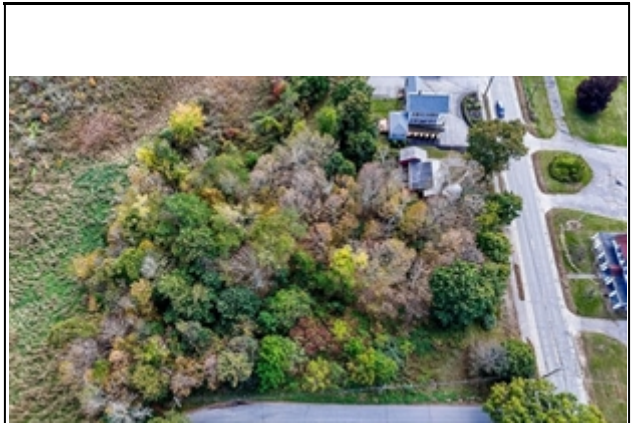
<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
73383543	6/2/2025	Listed for <b>\$799,900</b>			\$799,900
	3/2/2026	Price Changed to: <b>\$500,000</b>		273	\$500,000
<b>Market History for Keller Williams Realty-Merrimack (G95166)</b>			<b>273</b>		
<b>Market History for this property</b>			<b>273</b>		

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**Price History for 73383543**  
**240 Worcester Road, Sterling, MA 01564-1473**

Date		Amount	%	DOM to PCG	DOM of PCG
<b>06/02/2025</b>	<b>Listed for \$799,900</b>				
03/02/2026	Price Changed to: <b>\$500,000</b>	<b>-\$299,900</b>	<b>37.49%</b>	<b>273</b>	<b>273</b>
					<b>Listing DOM: 273</b>
					<b>Property DOM: 273</b>

**\*\* Calculates and removes Offmarket activity in DOM Timeframe**





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