

OFFICE BUILDING FOR SALE / LEASE

184 WORCESTER PROVIDENCE TURNPIKE

Sutton, MA 01590



JOE LAURSEN
508.353.9275
laursen@kelleher-sadowsky.com





PROPERTY DESCRIPTION

Located along the highly trafficked Route 146 corridor, 184 Worcester Providence Turnpike is a 1,552 SF office building with exceptional visibility and frontage. The property is well suited for an owner-user and also presents an attractive redevelopment opportunity in a growing commercial corridor. The building offers 4 private offices, kitchenette, conference room, along with an abundance of parking. With strong access to regional highways and proximity to Worcester and the I-90 corridor, the site benefits from both convenience and high visibility. Call today for more information.

OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$3,800.00 per month (NNN)
Year Built:	1954
Zoning:	B2
Available SF:	1,552 SF
Building Size:	1,552 SF
Lot Size	1.01 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	596	6,537	19,320
Total Population	1,565	16,528	49,212
Average HH Income	\$175,910	\$155,709	\$152,776



