



MLS # 73383543 - New
Commercial/Industrial - Commercial

240 Worcester Road
Sterling, MA 01564-1473
Worcester County

List Price: **\$799,900**

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. Available documentation includes perk tests and preliminary cost estimates for various development options. 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:
Residential:	1	11,934	Land: \$260,900	For Sale
Office:	0	0	Bldg: \$211,900	Lease Type:
Retail:	0	0	Total: \$472,800	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 2	Sublet: No
Total:			# Units:	21E on File: Yes

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: No Assoc Fee:

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

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 **0** day(s)
Expiration Date:
Original Price: **\$799,900**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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

MLS #	Date		DOM	DTO	Price
73383543	6/2/2025	Listed for \$799,900			\$799,900
Market History for Keller Williams Realty-Merrimack (G95166)			0		
Market History for this property			0		

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.





MLS # 73383543 - New
240 Worcester Road, Sterling, MA 01564-1473

Commercial - Commercial
List Price: \$799,900



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.