

# Business/Retail Property for Sale

2040 Providence Road, Northbridge, MA 01534

Price: \$1,150,000

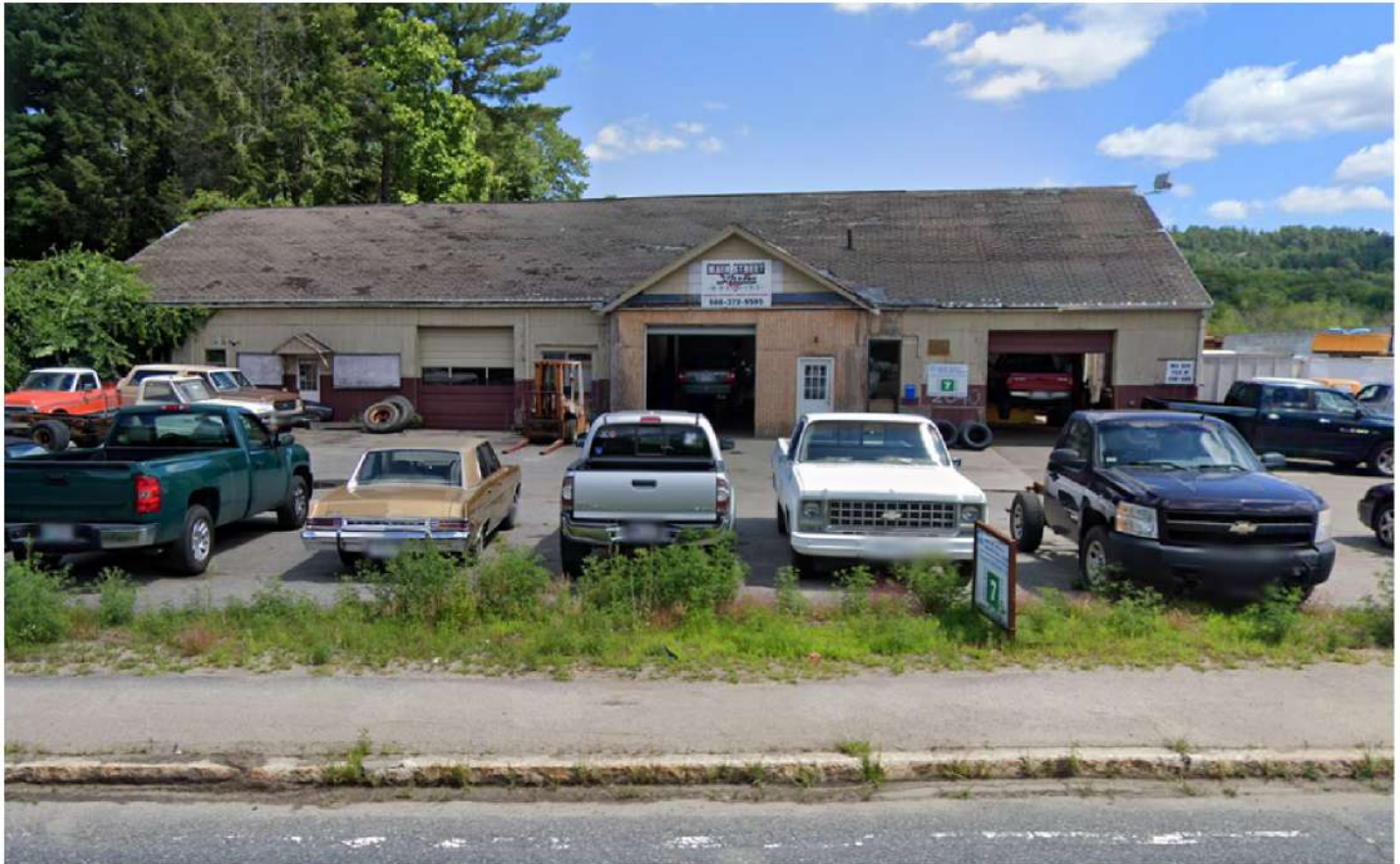


**DUNCAN CHAPMAN**  
Director  
(978) 621-1290  
duncan@kw.com



# PROPERTY DESCRIPTION

2040 PROVIDENCE ROAD



## Property Description

Northbridge, this property located within the B-2 (business zone) zoning district located on Rt 122. B-2 Zoning allows for multiple “By-Right” uses including cannabis retail, Auto Sales, Auto Repair Shop, Self storage, etc.

The site is made up of two parcels.

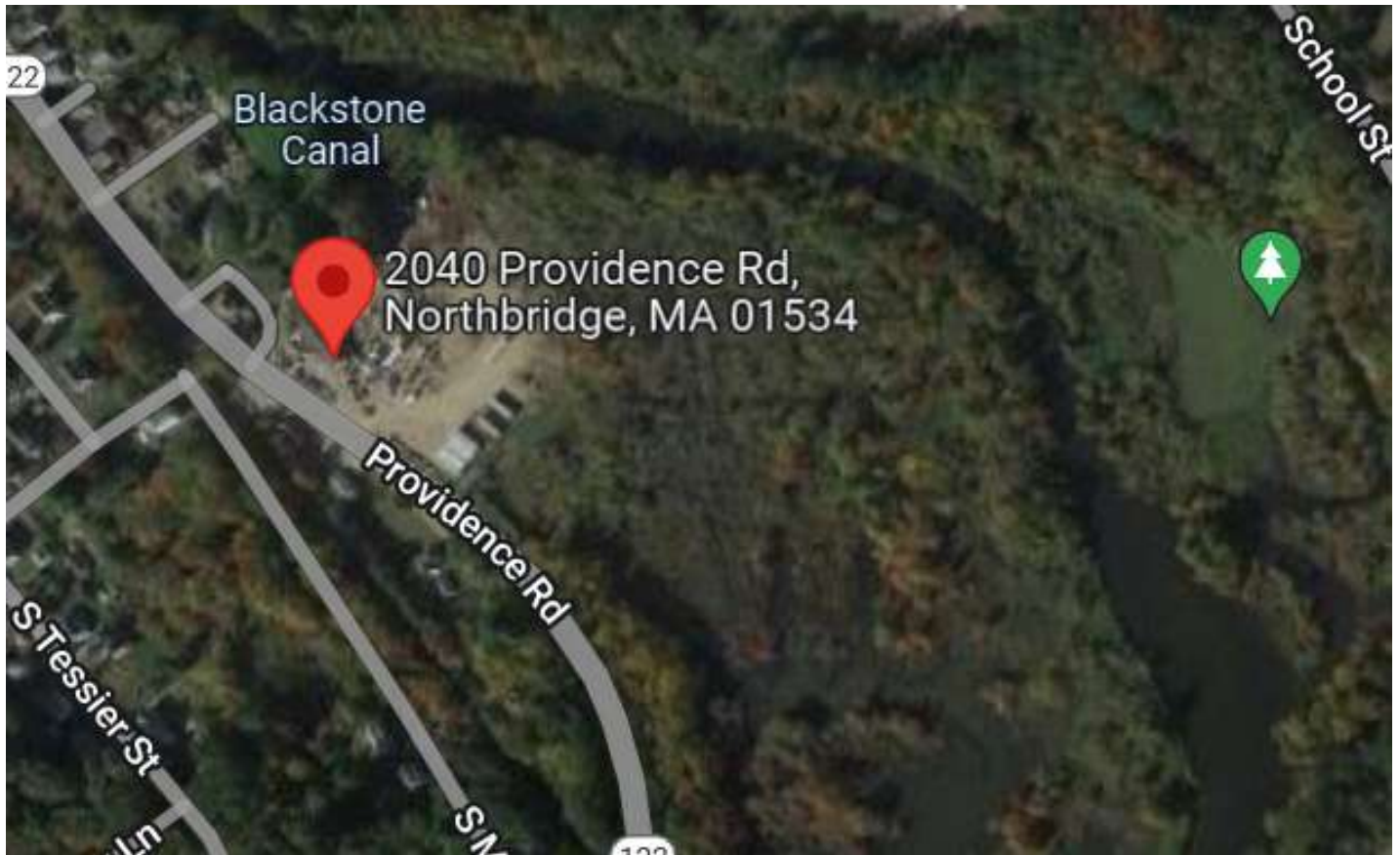
Parcel 22-25 0.71 acres an existing rented 5k SF automotive repair garage.

Parcel 22-34 25.15 acres of which about 3.0 - 4.0+ ac are buildable on the east side of Providence Rd. 1 acre on west side not included.

There are three rental incomes totaling \$4,100/mo. from Trailer Parking, a Billboard and rental of the Body shop.

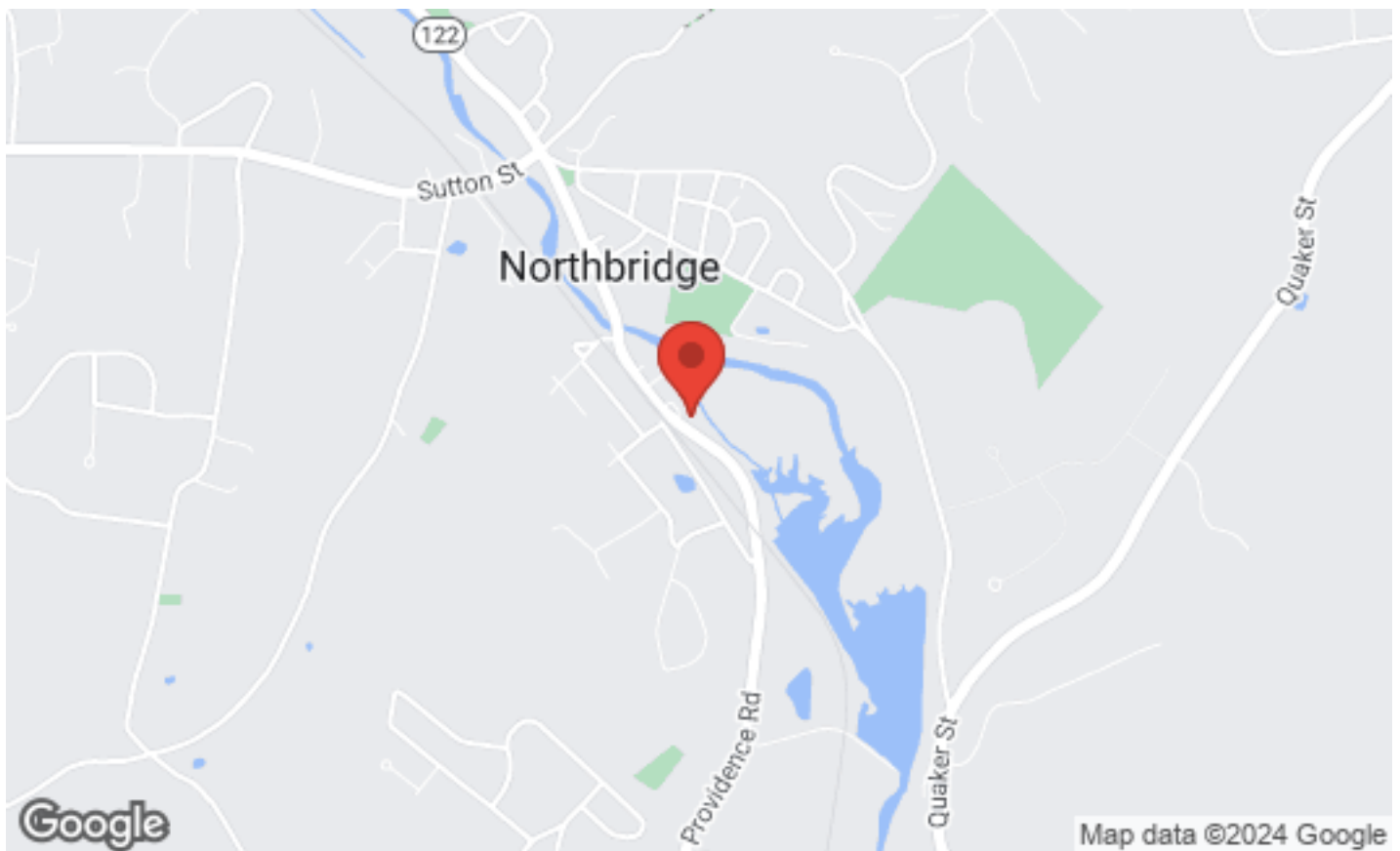
# PROPERTY PHOTOS

2040 PROVIDENCE ROAD



# LOCATION MAPS

2040 PROVIDENCE ROAD



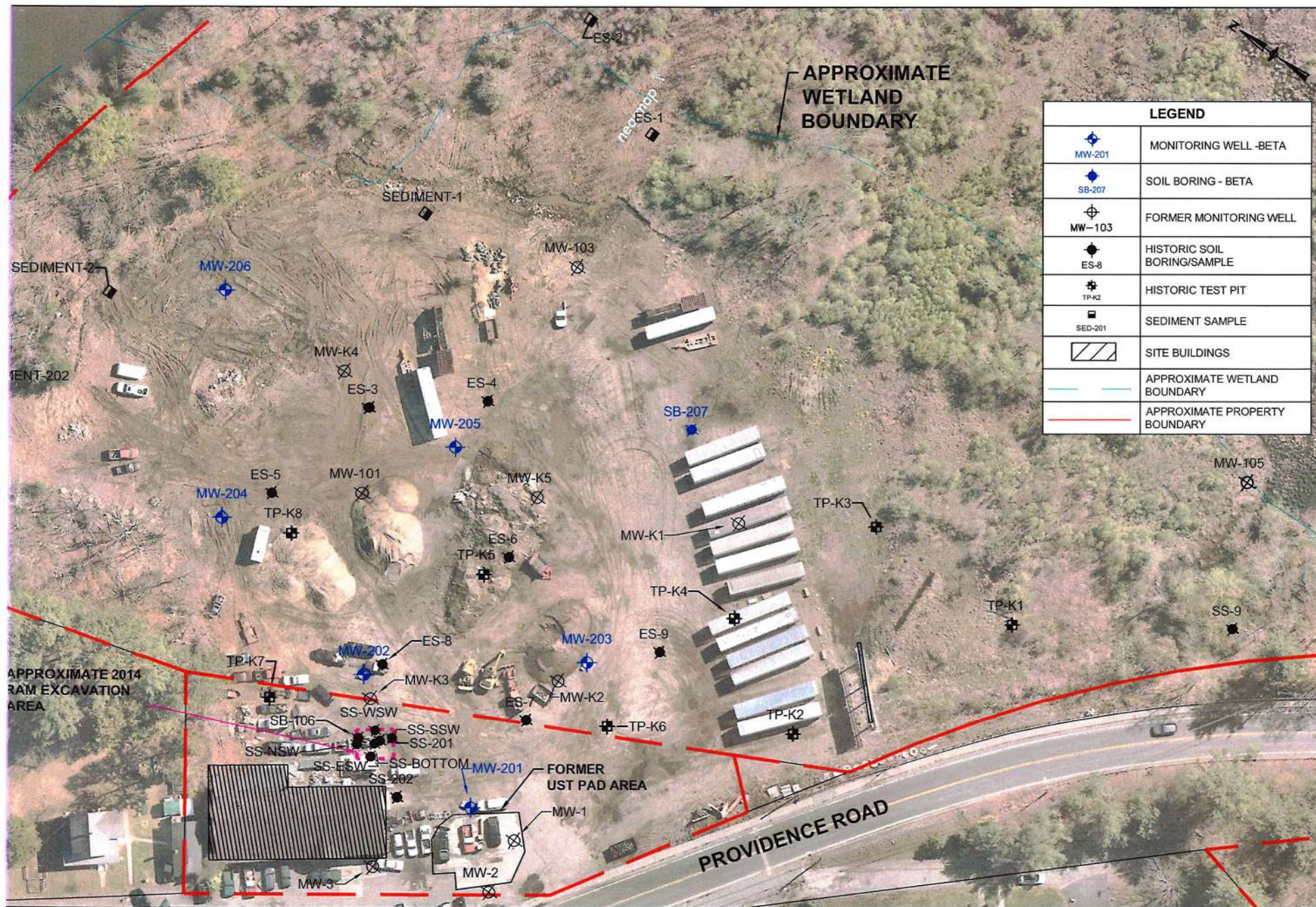


G, INC.  
NDARY

**RTN 2-0016000**  
2040 PROVIDENCE ROAD  
NORTHBRIDGE, MA  
*Plot Date: 7/9/2021 9:07 AM*

**Figure No.2**  
**AERIAL SITE PLAN**  
SCALE 1" = 200'





LEGEND	
	MONITORING WELL -BETA
	SOIL BORING - BETA
	FORMER MONITORING WELL
	HISTORIC SOIL BORING/SAMPLE
	HISTORIC TEST PIT
	SEDIMENT SAMPLE
	SITE BUILDINGS
	APPROXIMATE WETLAND BOUNDARY
	APPROXIMATE PROPERTY BOUNDARY

**A**

**RTN 2-0016000**  
 2040 PROVIDENCE ROAD  
 NORTHBRIDGE, MA  
 Plot Date: 7/9/2021 11:39 AM

**FIGURE 4**  
**SITE PLAN**  
 SCALE 1" = 60'

# PROVIDENCE RD

**Location** PROVIDENCE RD

**Mblu** 22/ 34/ //

**Acct#**

**Owner** D & G RECYCLING

**Assessment** \$113,400

**PID** 3279

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$67,800	\$45,600	\$113,400

## Owner of Record

**Owner** D & G RECYCLING  
**Co-Owner** C/O DAN PERRY  
**Address** 1702 PROVIDENCE RD  
NORTHBRIDGE, MA 01534

**Sale Price** \$50,000  
**Certificate**  
**Book & Page** 49971/0313  
**Sale Date** 11/16/2012  
**Instrument** 1L

### Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
D & G RECYCLING	\$50,000		49971/0313	1L	11/16/2012
KLOCEK PAUL D TRUSTEE	\$0		13956/0075		02/10/1992

### Building Information

#### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Building Percent Good:**

**Replacement Cost**

**Less Depreciation:** \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	

### Building Photo



(<https://images.vgsi.com/photos/NorthbridgeMAPhotos//default.jpg>)

### Building Layout

([https://images.vgsi.com/photos/NorthbridgeMAPhotos//Sketches/3279\\_32](https://images.vgsi.com/photos/NorthbridgeMAPhotos//Sketches/3279_32))

**Building Sub-Areas (sq ft)**

**Legend**



## Land

### Land Use

**Use Code** 3920  
**Description** UNDEV LAND  
**Zone** B2  
**Neighborhood** 4000  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 24.86  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$45,600

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BLBD	BILLBOARD METAL			880.00 S.F.	\$67,800	1

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$67,800	\$45,600	\$113,400
2021	\$67,800	\$43,500	\$111,300
2020	\$67,800	\$43,500	\$111,300

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
D & G RECYCLING	\$50,000		49971/0313	1L	11/16/2012
KLOCEK PAUL D TRUSTEE	\$0		13956/0075		02/10/1992

## Building Information

### Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	

### Building Photo



(./Parcel 2 Property Card 25 acs\_files/default.jpg)

### Building Layout

([https://images.vgsi.com/photos/NorthbridgeMAPhotos//Sketches/3279\\_32](https://images.vgsi.com/photos/NorthbridgeMAPhotos//Sketches/3279_32))

Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

<b>Building Sub-Areas (sq ft)</b>	<b><u>Legend</u></b>
No Data for Building Sub-Areas	

**Extra Features**

<b>Extra Features</b>	<b><u>Legend</u></b>
-----------------------	----------------------

# 2040 PROVIDENCE RD

**Location** 2040 PROVIDENCE RD

**Mblu** 22/ 25/ 11

**Acct#**

**Owner** D & G RECYCLING

**Assessment** \$254,100

**PID** 3272

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$133,200	\$120,900	\$254,100

## Owner of Record

**Owner** D & G RECYCLING  
**Co-Owner** C/O DAN PERRY  
**Address** 1702 PROVIDENCE RD  
NORTHBRIDGE, MA 01534

**Sale Price** \$50,000  
**Certificate**  
**Book & Page** 49971/0313  
**Sale Date** 11/16/2012  
**Instrument** 1N

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
D & G RECYCLING	\$50,000		49971/0313	1N	11/16/2012
KLOCEK PAUL D TRUSTEE	\$0		13956/0075		02/10/1992

## Building Information

### Building 1 : Section 1

**Year Built:** 1945  
**Living Area:** 5,096  
**Replacement Cost:** \$338,309  
**Building Percent Good:** 38  
**Replacement Cost Less Depreciation:** \$128,600

Building Attributes	
Field	Description
Style:	Service Shop
Model	Ind/Comm
Grade	Below Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	Concr/Cinder
Roof Structure	Gable/Hip

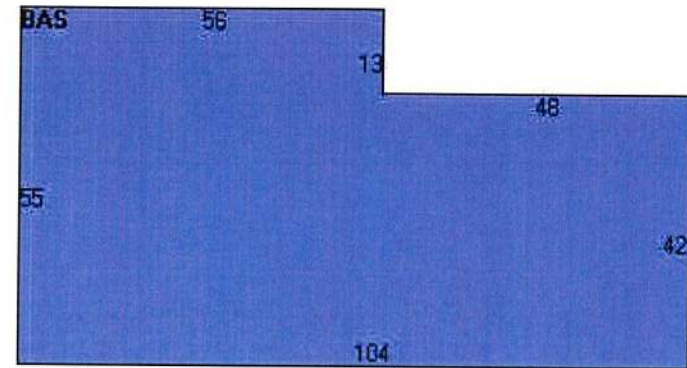
### Building Photo



(<https://images.vgsi.com/photos/NorthbridgeMAPhotos/\00\00\28\46.jpg>)

Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	AUTO REPR M96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3320
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Conn Wall	0.00

## Building Layout



([https://images.vgsi.com/photos/NorthbridgeMAPPhotos/Sketches/3272\\_32](https://images.vgsi.com/photos/NorthbridgeMAPPhotos/Sketches/3272_32))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	5,096	5,096
		5,096	5,096

## Extra Features

Extra Features

Legend

No Data for Extra Features

## Land

### Land Use

**Use Code** 3320  
**Description** AUTO REPR M96  
**Zone** B1  
**Neighborhood** 4000  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 0.71  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$120,900

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			4800.00 S.F.	\$4,300	1
PAV2	PAVING-CONC			780.00 S.F.	\$300	1

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$133,200	\$120,900	\$254,100
2021	\$48,100	\$114,400	\$162,500
2020	\$48,100	\$114,400	\$162,500

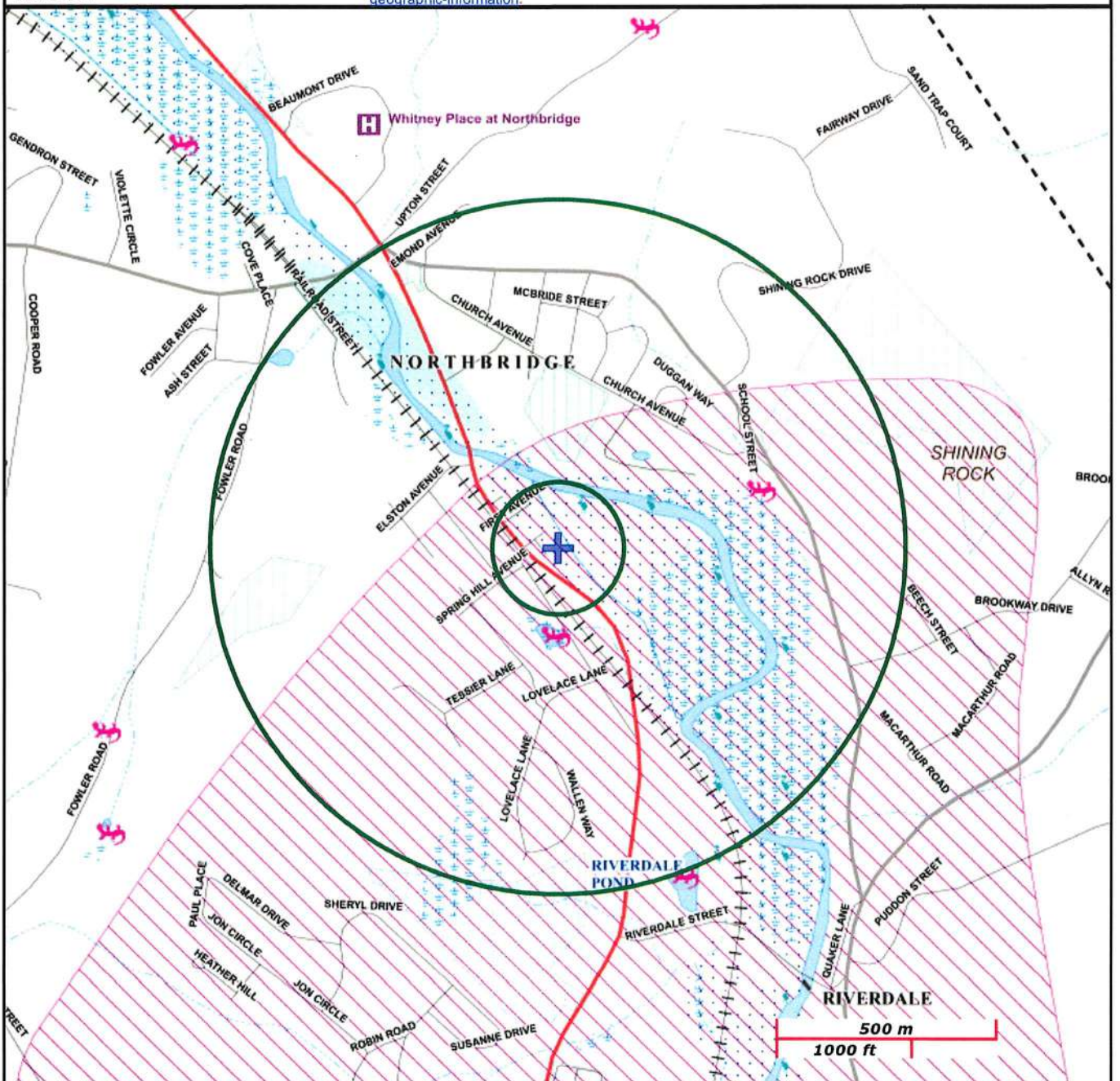
# MassDEP - Bureau of Waste Site Cleanup

## Phase 1 Site Assessment Map: 500 feet & 0.5 Mile Radii

FIGURE 3

**Site Information:**  
 D&G RECYCLING  
 2040 PROVIDENCE ROAD NORTHBRIDGE, MA  
 4-000026179  
**NAD83 UTM Meters:**  
 4669616mN, 281307mE (Zone: 19)  
 April 27, 2021

The information shown is the best available at the date of printing. However, it may be incomplete. The responsible party and LSP are ultimately responsible for ascertaining the true conditions surrounding the site. Metadata for data layers shown on this map can be found at: <https://www.mass.gov/orgs/massgis-bureau-of-geographic-information>.

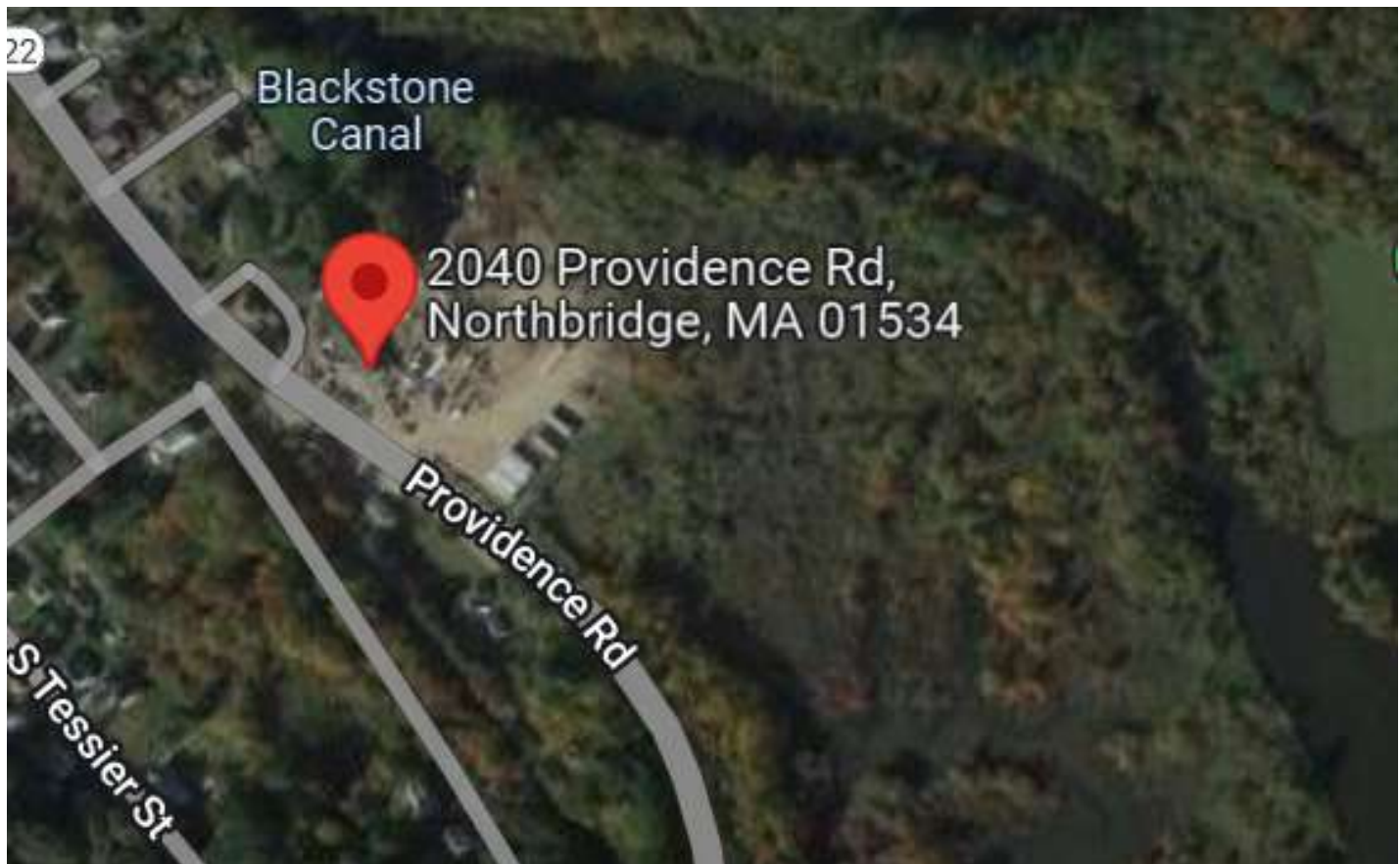


Roads: Limited Access, Divided, Other Hwy, Major Road, Minor Road, Track, Trail	PWS Protection Areas: Zone II, IWPA, Zone A
Boundaries: Town, County, DEP Region; Train, Powerline; Pipeline; Aqueduct	Hydrography: Open Water, PWS Reservoir, Tidal Flat
	Wetlands: Freshwater, Saltwater, Cranberry Bog



# PROPERTY SUMMARY

2040 PROVIDENCE ROAD



## Property Summary

Price:	\$1,150,000
Building SF:	5,096
Lot Size:	24.86 Acres
Year Built:	1945
Zoning:	B2

## Property Overview

Northbridge, this property located within the B-2 (business zone) zoning district located on Rt 122.

B-2 Zoning allows for multiple "By-Right" uses including cannabis retail, Auto Sales, Auto Repair Shop, Self storage, etc.

There are three rental incomes totaling \$4,100/mo. from Trailer Parking, a Billboard and rental of the Body shop...

## Location Overview

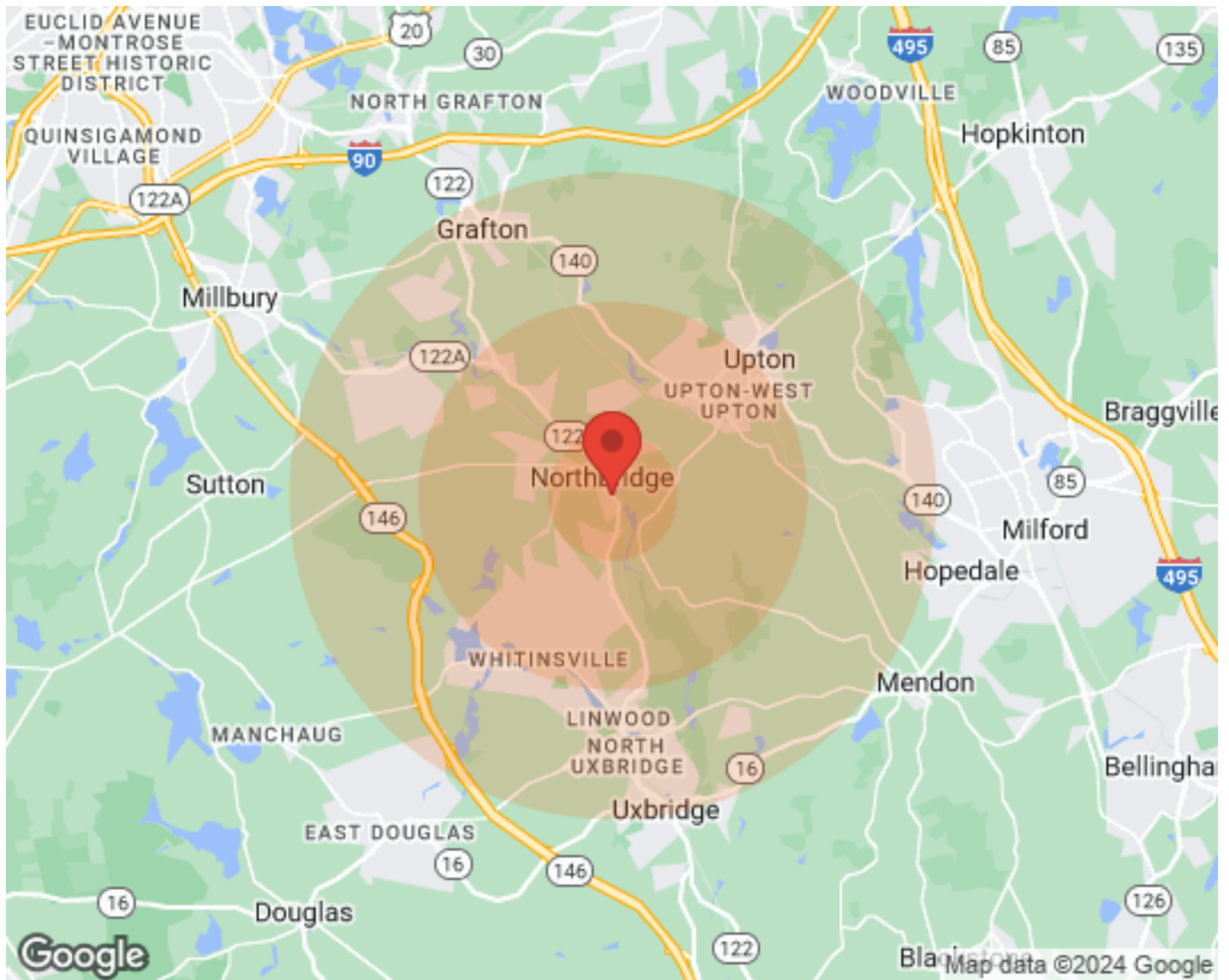
The site is made up of two parcels.

Parcel 22-25 0.71 aces an existing rented 5k SF automotive repair garage.

Parcel 22-34 25.15 aces of which about 3.0 - 4.0+ ac are buildable on the east side of Providence Rd. 1 acre on west side not included.

# DEMOGRAPHICS

2040 PROVIDENCE ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,483	11,629	25,233	Median	\$55,830	\$76,409	\$91,836
Female	1,559	12,162	26,410	< \$15,000	142	680	1,105
Total Population	3,042	23,791	51,643	\$15,000-\$24,999	83	763	1,243
				\$25,000-\$34,999	105	519	1,215
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	136	985	1,772
Ages 0-14	519	4,626	9,805	\$50,000-\$74,999	240	1,233	2,652
Ages 15-24	395	3,601	7,657	\$75,000-\$99,999	129	1,084	2,888
Ages 25-54	1,227	9,039	19,778	\$100,000-\$149,999	258	1,985	4,688
Ages 55-64	406	3,046	6,822	\$150,000-\$199,999	30	852	2,042
Ages 65+	495	3,479	7,581	> \$200,000	52	707	1,567
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	2,985	22,443	49,620	Total Units	1,128	8,939	19,646
Black	N/A	55	110	Occupied	1,060	8,579	18,848
Am In/AK Nat	N/A	4	4	Owner Occupied	643	6,242	14,307
Hawaiian	N/A	N/A	N/A	Renter Occupied	417	2,337	4,541
Hispanic	107	473	747	Vacant	68	360	798
Multi-Racial	80	796	1,322				



**NORTHEAST  
SOLUTIONS**



# DUNCAN CHAPMAN

## MANAGING BROKER | FOUNDER

### PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

### WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

### CONTACT INFO

Office Address:  
670 Mechanic Street  
Leominster, MA 01453  
Office: 978-840-9000  
Cell: 978-621-1290  
Duncan@KW.com

[linkedin.com/in/duncan-chapman-002824128](https://www.linkedin.com/in/duncan-chapman-002824128)

### SKILLS SUMMARY

Real Estate Negotiations  
  
Project Management  
  
Budgeting and Cost Analysis  
  
Short & Long Term Planning  
  
Staff and Client Training  
  
Process Improvement

### STATES LICENSED

- Massachusetts
- Rhode Island

### EDUCATION

Norwich University  
B.S. Civil Engineering

[WWW.NORTHEAST-RE.COM](http://WWW.NORTHEAST-RE.COM)

**LOCAL MARKET PROFESSIONALS WITH  
NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.

# DISCLAIMER

2040 PROVIDENCE ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

**KW COMMERCIAL | PORTSMOUTH**  
750 Lafayette Road, Ste. 201  
Portsmouth, NH 03801

*PRESENTED BY:*

**DUNCAN CHAPMAN**  
Director  
O: (978) 621-1290  
duncan@kw.com  
147900, Massachusetts

Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.