

INVESTMENT/RETAIL PROPERTY FOR SALE

# 1 MAPLE AVENUE

*Rutland, Massachusetts*



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**PROPERTY DESCRIPTION**

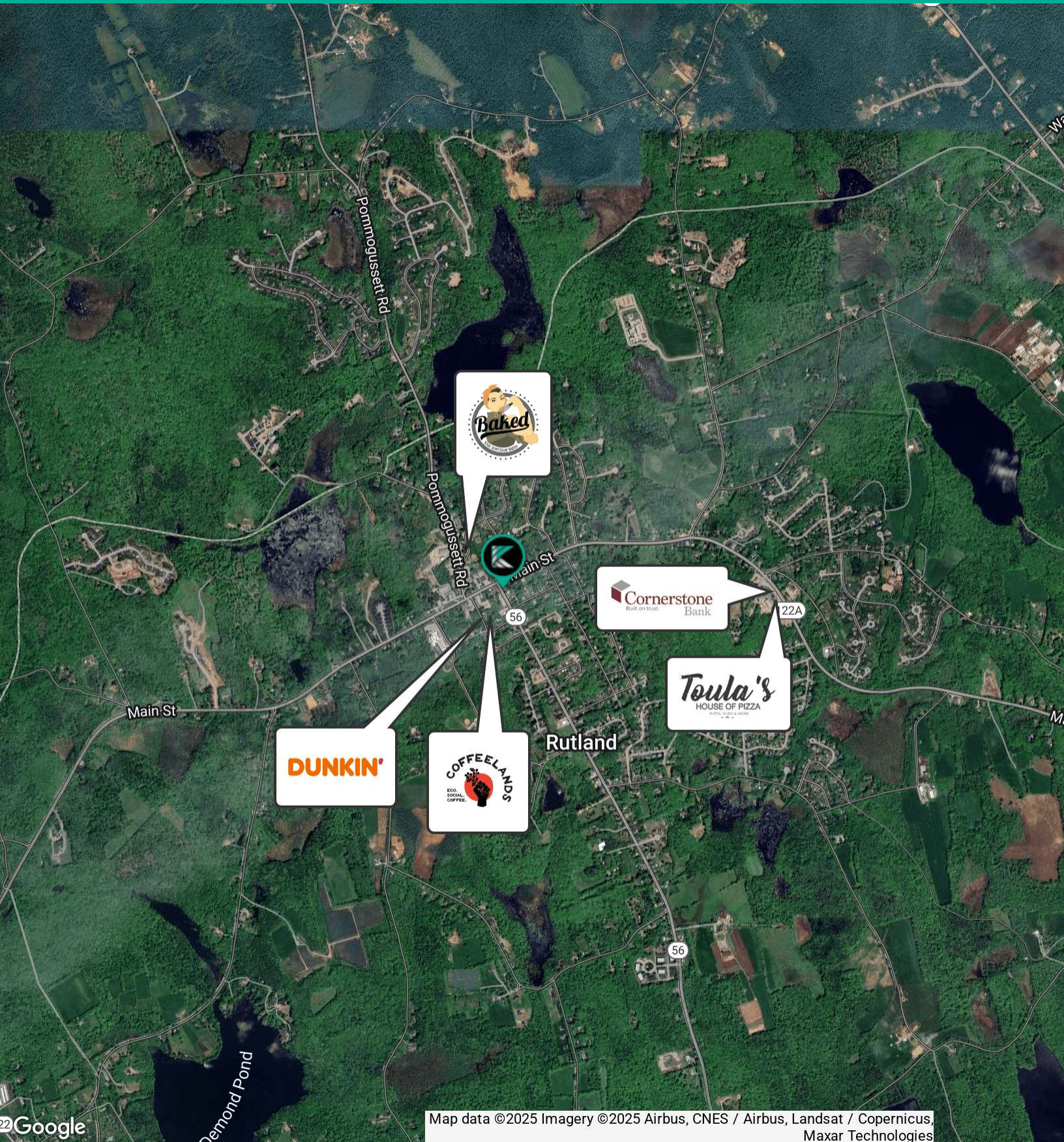
- The property offers 3 residential units and 1 commercial unit
- The commercial space had a fire in it and there is extensive damage inside
- The property is being sold vacant in as-is condition
- The site sits on the corner of Main and Maple Street at a signalized intersection

**OFFERING SUMMARY**

Sale Price:	\$325,000
Lot Size:	0.34 AC
Building Size:	5,549 SF
Zoning:	Town Center District 1
Year Built:	1914

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	886	3,088	6,462
Total Population	2,401	8,558	17,805
Average HH Income	\$168,626	\$174,522	\$167,932





Google

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