

RETAIL FOR SALE

63 Gardner Rd, Hubbardston, MA 01452



OFFERING SUMMARY

SALE PRICE:	\$320,000
LOT SIZE:	5 Acres
YEAR BUILT:	1911
BUILDING SIZE:	3,510 SF
ZONING:	Comm
PRICE / SF:	\$91.17

PROPERTY OVERVIEW

Great location for your business or Re-Develop to help meet the needs of the town. Located on State road (Rt. 68) only 5 miles from Rt. 2 and 1.4 miles to Hubbardston center. High viability, close to Walmart and Shopping.

Zoning allows for Cannabis Retail, Cult & Mfg!!!!!! Come get your piece of the Industry.

This site is available for use with existing house & barn, or re-develop the site to meet your needs. Zoned Commercial. Uses include; Medical Offices, Retail, Mfg, Warehouse. Buyer to do Due Diligence on their use.

House has approx. 1920 sf, barn has 1550 sf, total of 3,470 sf. Some wet lands with approx. 3 buildable acres.

Commercial (19 ac) Land Adjacent also available.

PROPERTY HIGHLIGHTS

- Zoned Commercial
- Zoning allows for Cannabis Retail, Cult & Mfg!!!
- Contiguous Land available
- Wide range of uses
- Traffic Count: 5,971 (2w, 2017)
- High Visibility
- Redevelopment Opportunity
- 3 Phase Power in Street

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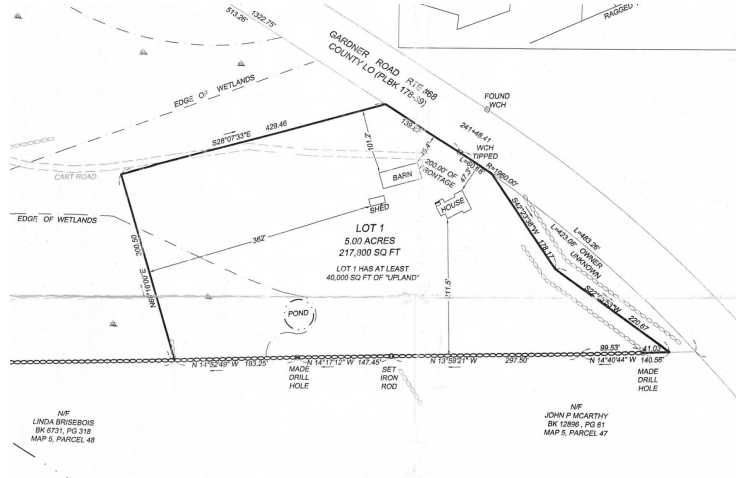
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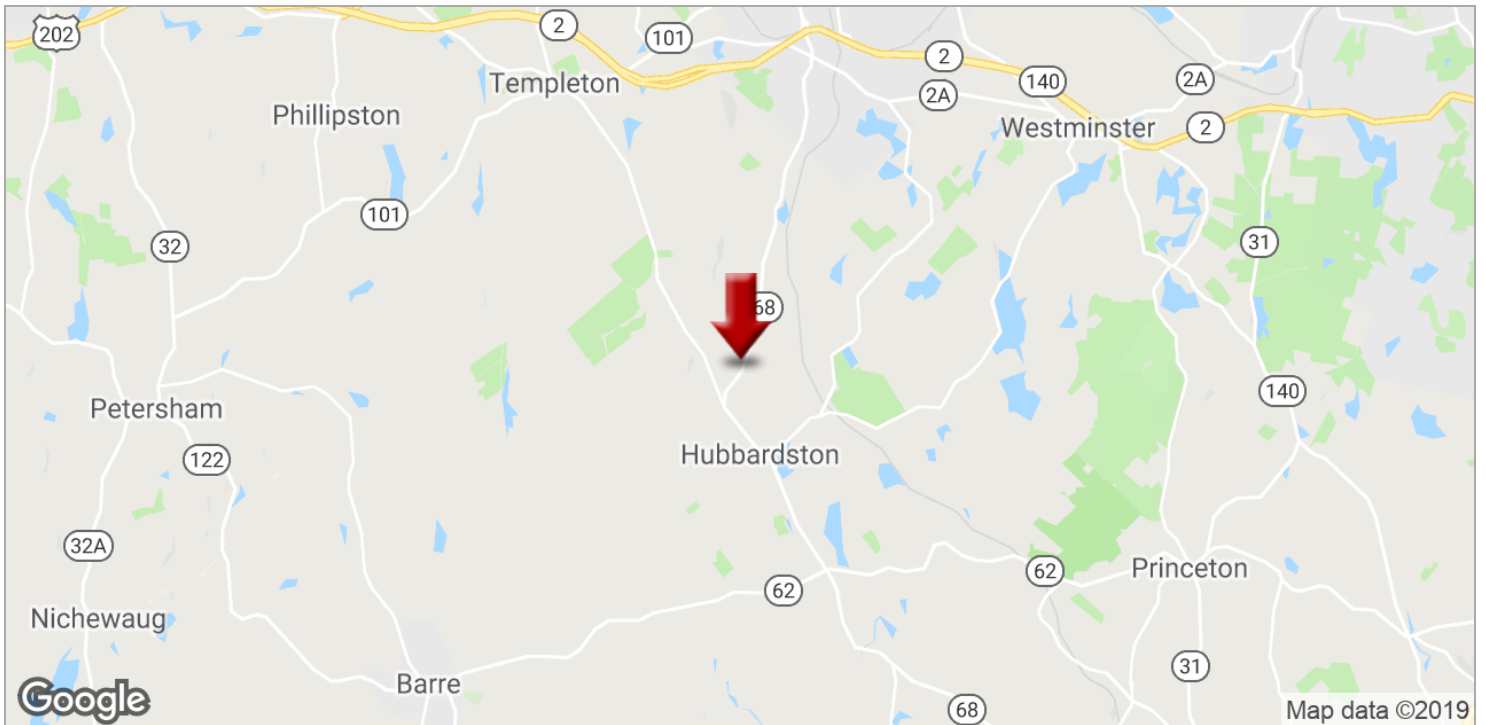
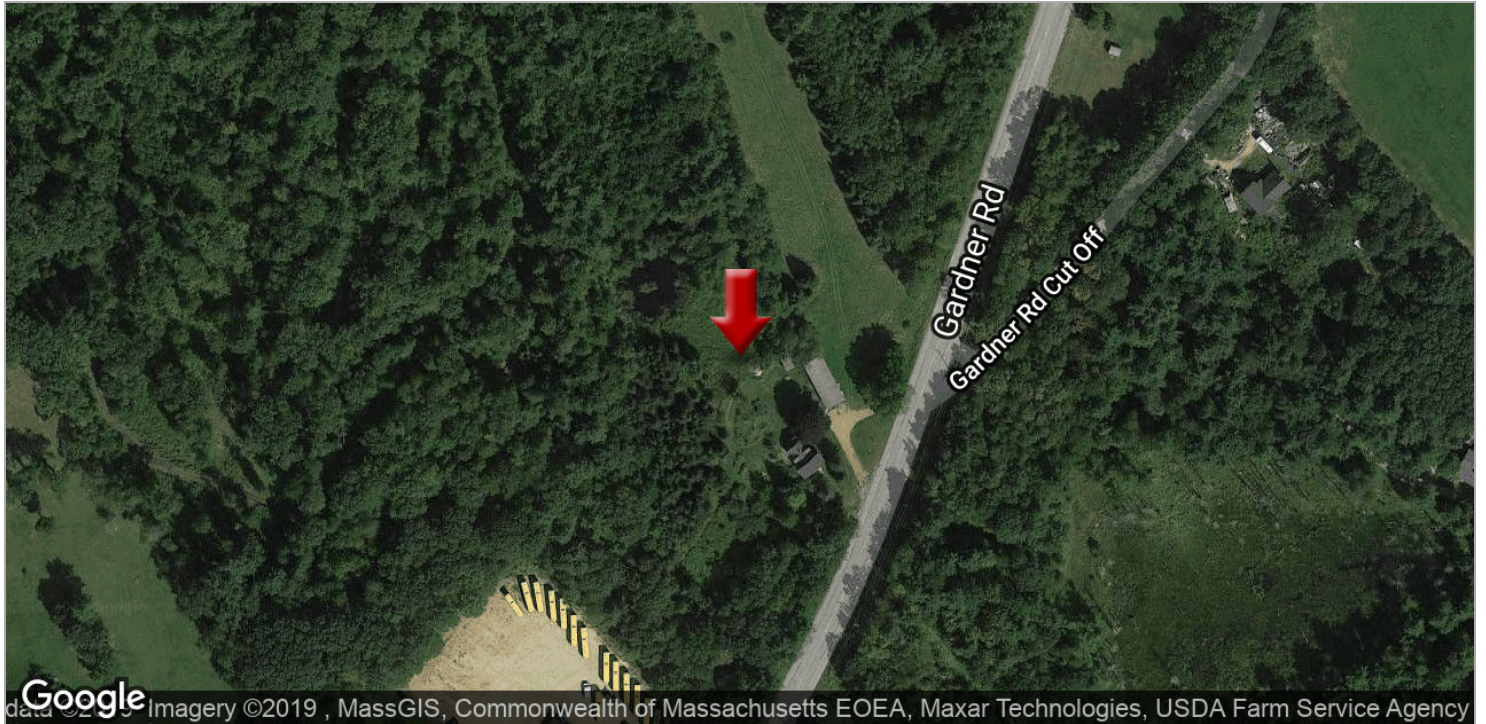
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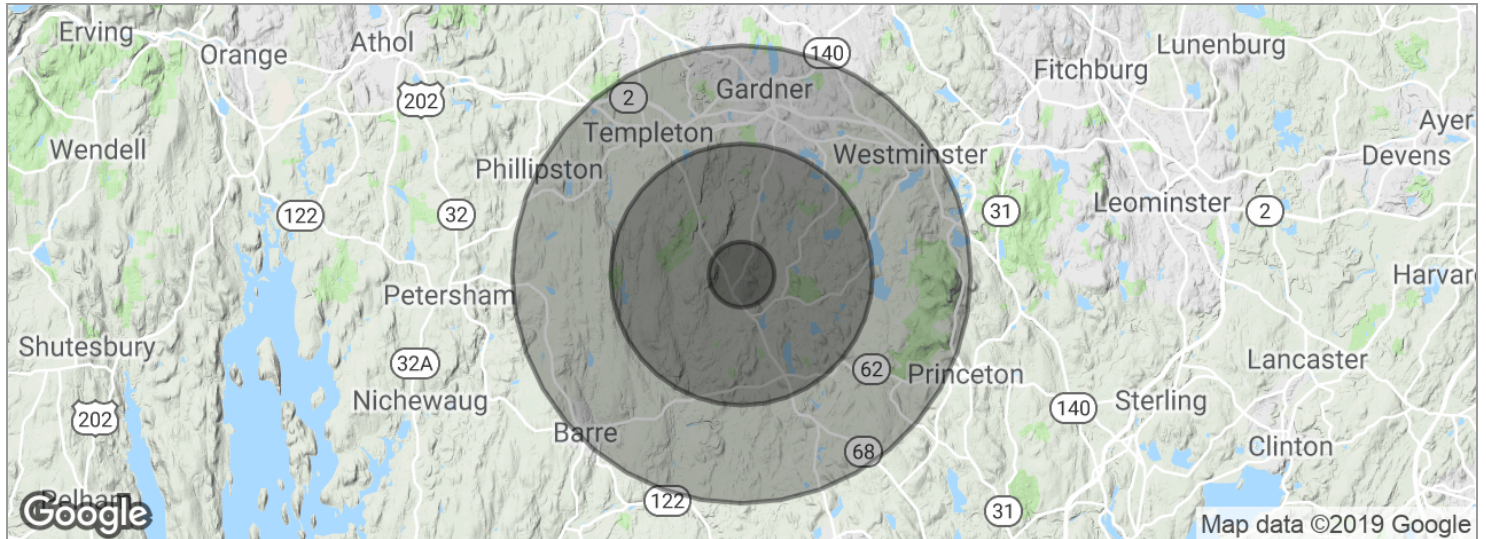
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POPULATION	1 MILE	4 MILES	7 MILES
Total population	322	6,638	38,346
Median age	42.4	41.3	39.9
Median age (male)	42.5	41.8	39.8
Median age (Female)	42.3	41.0	40.0
HOUSEHOLDS & INCOME	1 MILE	4 MILES	7 MILES
Total households	111	2,347	14,678
# of persons per HH	2.9	2.8	2.6
Average HH income	\$89,883	\$82,453	\$69,004
Average house value			\$297,586

* Demographic data derived from 2010 US Census

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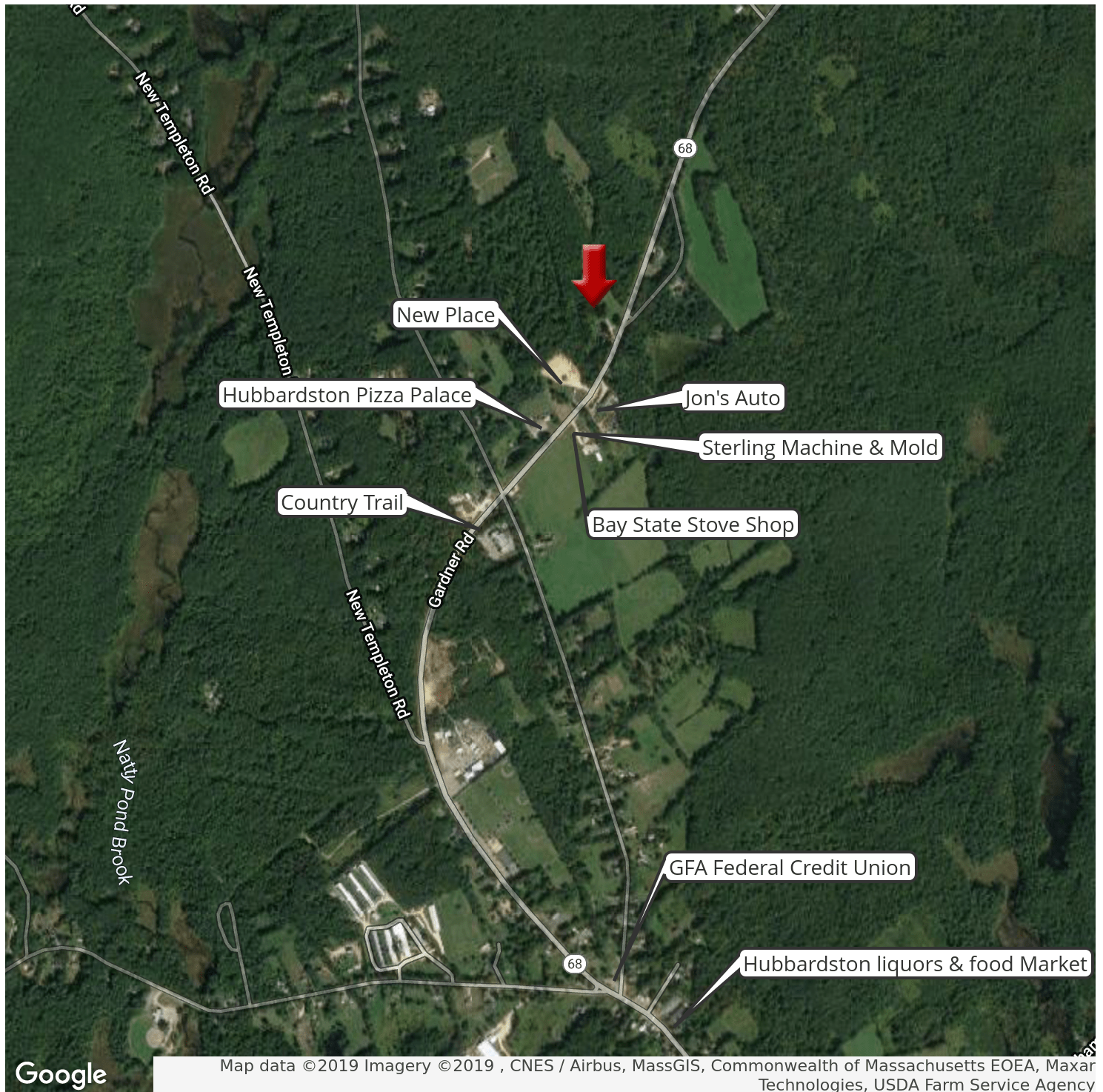
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