FOR SALE

171 WEST BOYLSTON STREET

West Boylston, MA 01583

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Kelleher Sadowsky

PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to offer 171 West Boylston Street in West Boylston for sale. This 1.00-acre property features two standalone buildings, offering a range of possibilities for future use. The main structure is a 4,200-square-foot building that formerly housed Beaman's Tavern, a well-known local restaurant. The second is a 2,000-square-foot industrial building that was home to Orciani Welding for over 50 years. Both buildings are currently vacant, presenting unique opportunities for redevelopment. Strategically located on Route 12, the property provides excellent access to I-190, I-290, Route 140, Route 70, and a growing array of nearby amenities. Additional highlights include a large on-site parking lot with over 50 spaces, making the site well-suited for a variety of potential uses, including retail, office, medical, industrial, or hospitality. Please contact us today to schedule a tour and explore the potential of this versatile property.

OFFERING SUMMARY

Sale Price:	$900,000
Lot Size:	1 Acre
Building Sizes:	4,200 SF Office/Retail/Hospitality 2,000 SF Industrial Garage
Zoning:	Business
Property Type:	Mixed Use

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,099	3,924	10,995
Total Population	2,728	10,682	28,780
Average HH Income	$96,309	$109,288	$103,095

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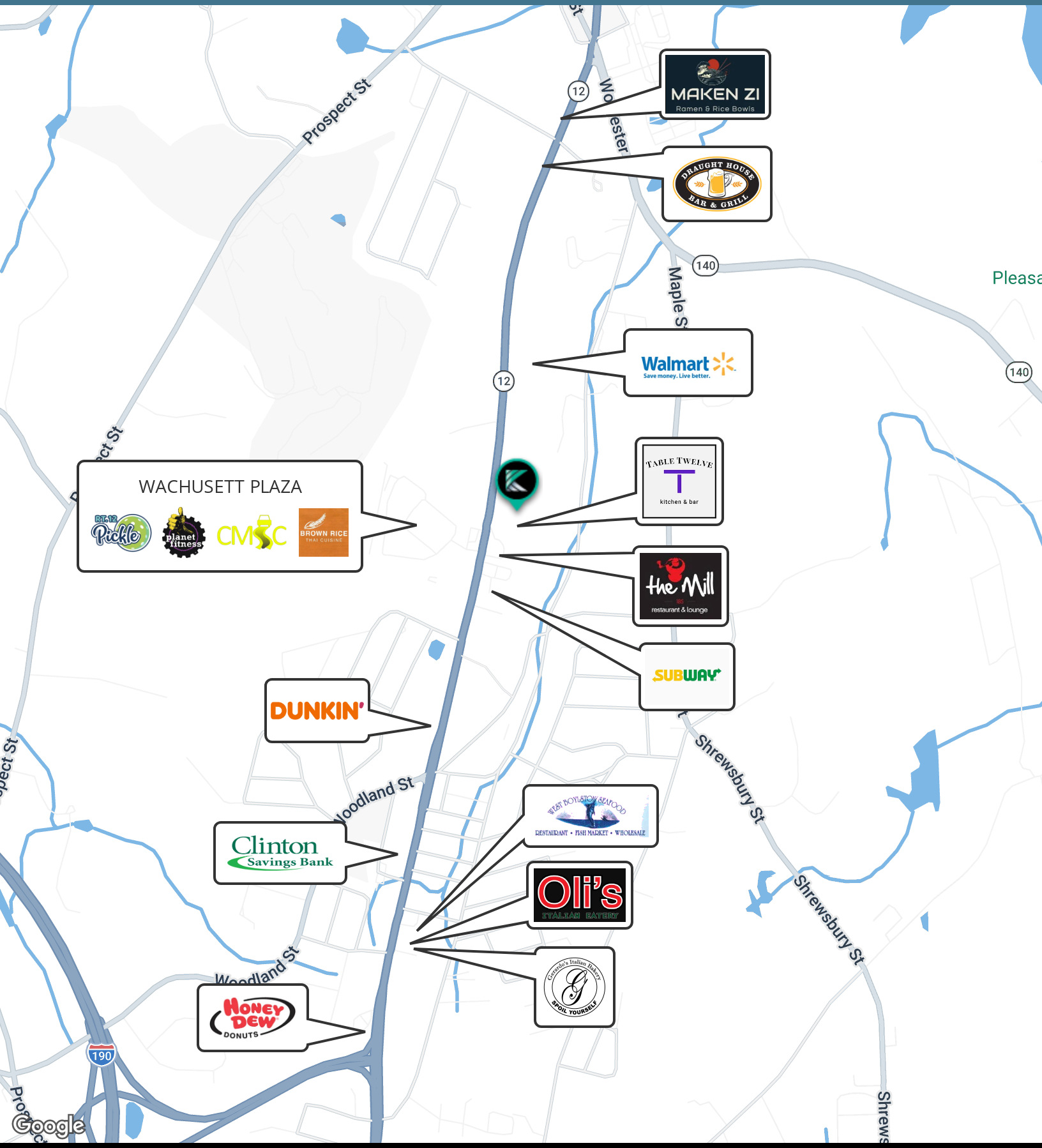
Retailer Map