

**431 WESTMINSTER ST.**  
FITCHBURG, MA

**FOR SALE 200,000 SF**



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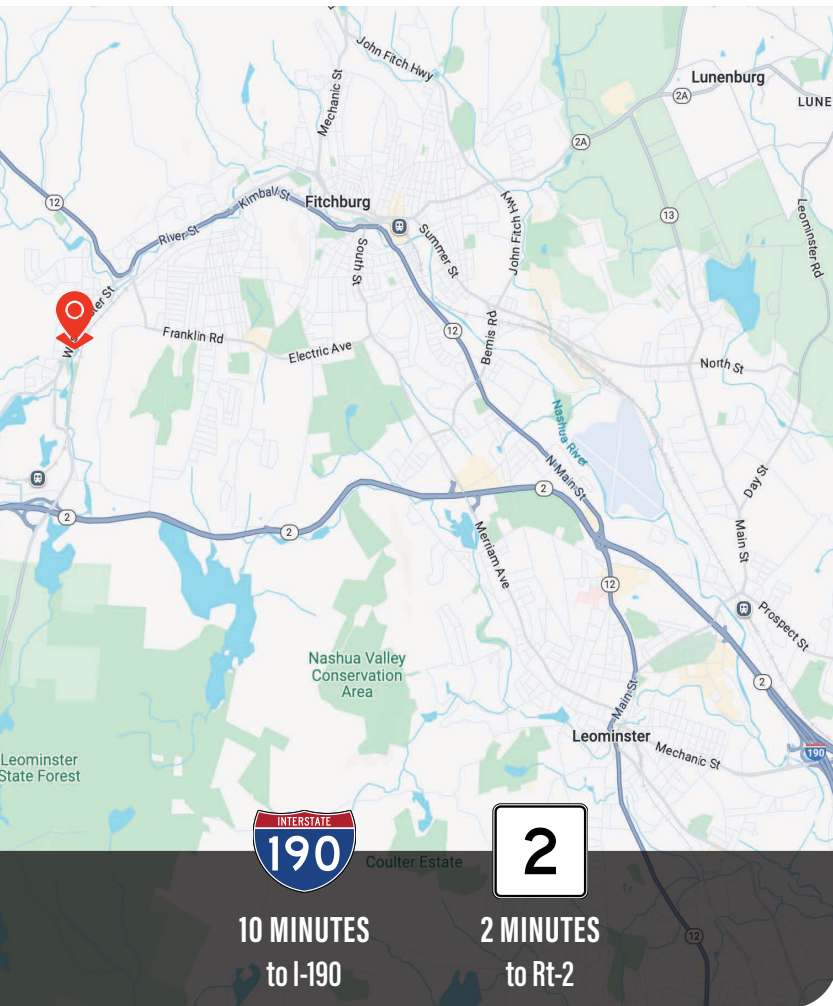
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# 431 WESTMINSTER ST.



## PROPERTY DESCRIPTION

Fieldstone is pleased to market 431 Westminister Street, a historic 200,000 SF brick mill building situated on 9.09 acres in Fitchburg's Adaptive Industrial (AI) zone.

This expansive two-story property, constructed in 1900, offers versatile industrial space suitable for various commercial ventures and an additional 1.01-acre parcel across the street with the opportunity for overflow parking. With a price of \$2,990,000, this property presents a unique investment opportunity in a strategic location.

## PROPERTY OVERVIEW

|                             |                                                                         |
|-----------------------------|-------------------------------------------------------------------------|
| <b>Address:</b>             | 431 Westminister Street                                                 |
| <b>Price:</b>               | \$2,990,000                                                             |
| <b>Zoning:</b>              | Industrial/Mill Building                                                |
| <b>Year built:</b>          | 1900                                                                    |
| <b>Total Building Size:</b> | 200,000 SF                                                              |
| <b>Total Lot Size:</b>      | 9.09 acres + 1.01 (Adjacent)                                            |
| <b>Total Available:</b>     | 200,000 SF                                                              |
| <b>Parking:</b>             | +/- 75 parking spaces<br>(Plus additional space on the adjacent parcel) |
| <b>Clear Heights:</b>       | 12' - 24"                                                               |
| <b>Loading Access:</b>      | (5) Loading Docks, (1) Drive in Door                                    |
| <b>Utilities:</b>           |                                                                         |
| • Heat:                     | Natural Gas                                                             |
| • Sewer:                    | City Sewer                                                              |
| • Water:                    | City Water                                                              |

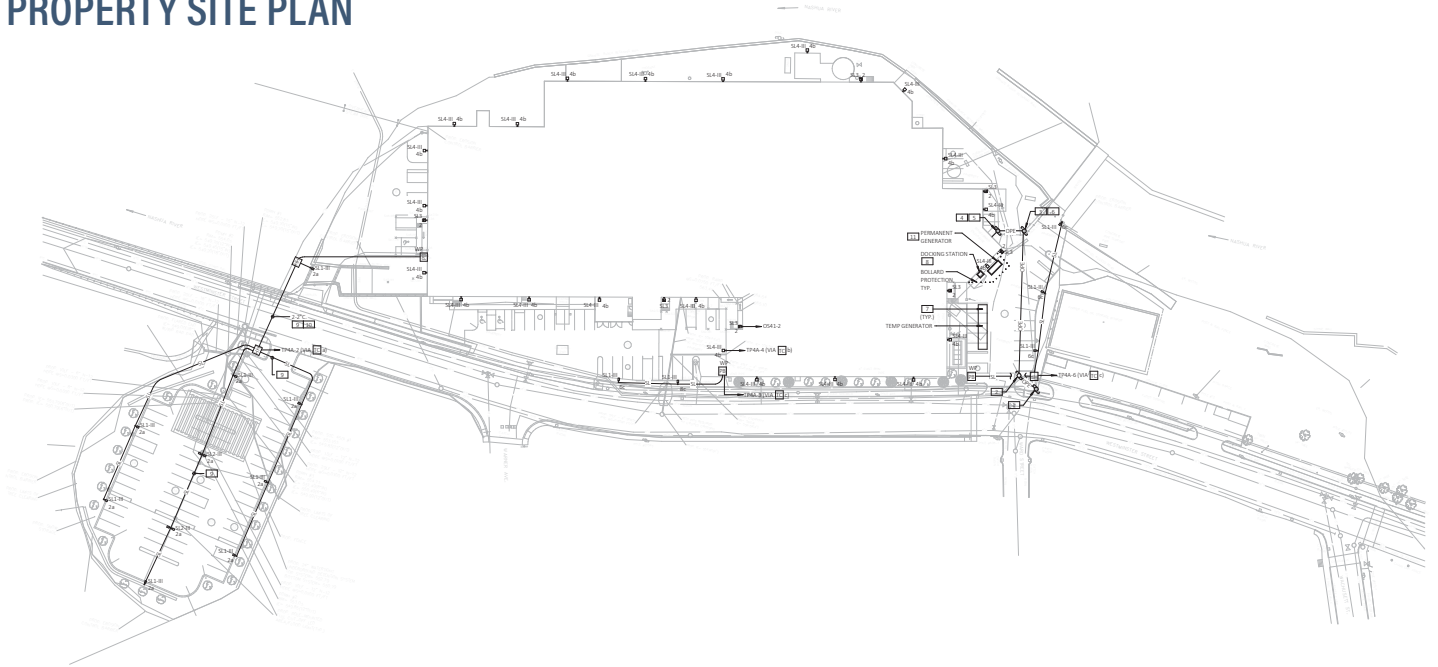
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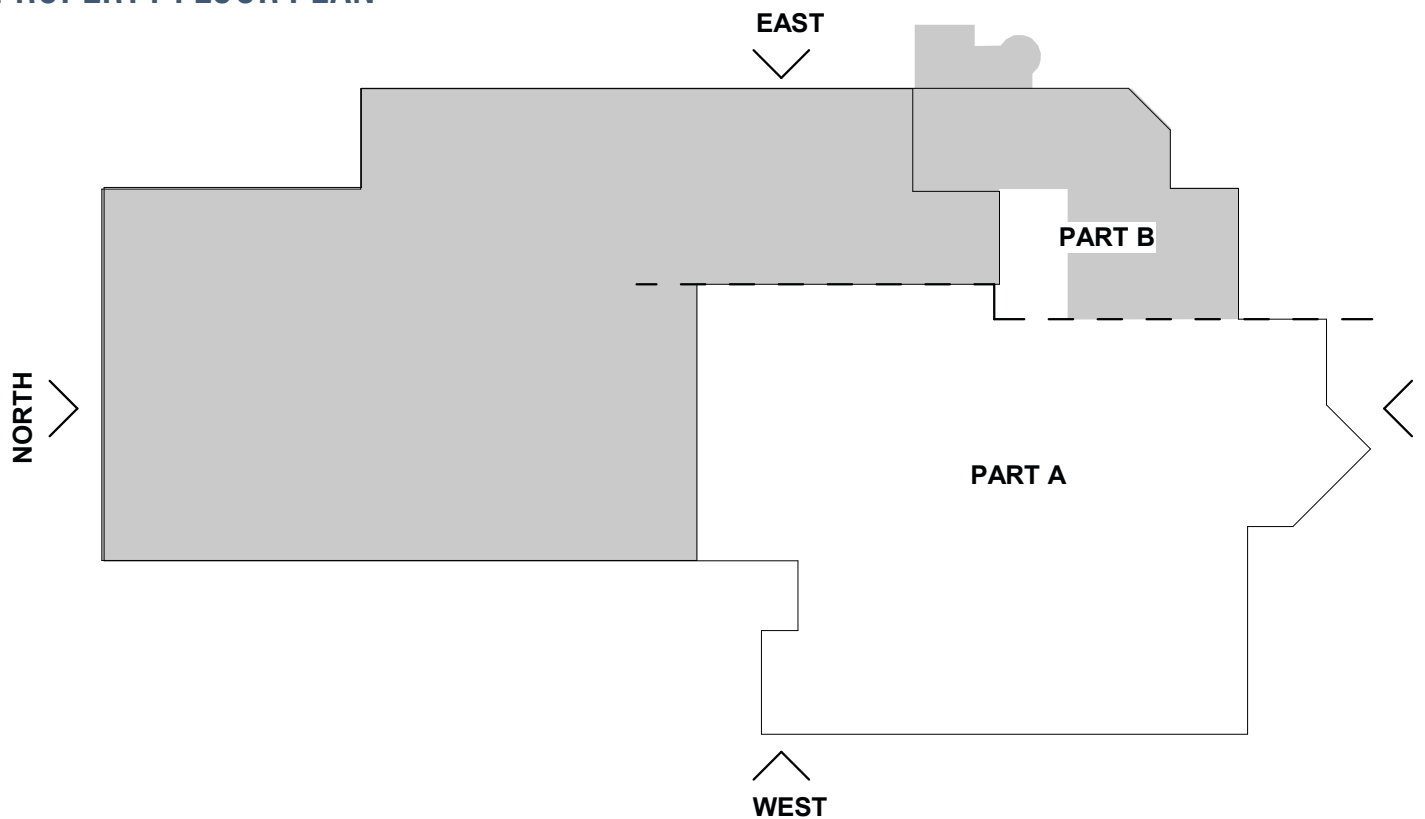
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## PROPERTY SITE PLAN



## PROPERTY FLOOR PLAN





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**FIELDSTONE**  
Commercial Properties Inc.



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