

# MIXED-USE BUILDING FOR SALE

# 175 MAIN STREET

*Webster, Massachusetts*



THOMAS BODDEN  
774.214.6225  
bodden@kelleher-sadowsky.com

MARK JOHNS  
508.826.6527  
johns@kelleher-sadowsky.com







PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present this fully renovated mixed-use property for sale in the heart of downtown Webster.

This well-located asset features a beautifully updated two-bedroom apartment on the second floor and Taqueria Siguanaba on the first floor who occupies ±3,800 SF.

The property generates approximately \$50,000 annually in NOI, with the restaurant contributing to the real estate taxes. A brand-new lease was recently signed for the restaurant space.

- Recent Capital Improvements (2024):
- Brand new sprinkler system
- Upgraded HVAC units and infrastructure
- New life safety and fire alarm systems
- New water heater
- Completely updated electrical system with separate metering for residential and commercial units
- New commercial kitchen hood system and grease trap
- New rear deck with secondary egress

This turnkey investment offers stable income with strong upside potential in a rapidly improving area.

Contact us today to schedule a tour!

OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	±5,001 SF
Income:	±\$50,000 annual NOI
Zoning:	GB-4
Parking:	Municipal lot in rear and on-street parking
Unit Breakdown:	• ±3,750 SF restaurant • ±1,250 SF two-bed apartment

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,473	11,219	17,473
Total Population	12,411	27,005	43,023
Average HH Income	\$75,537	\$101,462	\$111,144



FOR SALE • 175 MAIN STREET

Location Map

