



**MLS # 73252086 - New
Commercial/Industrial - Industrial**

**44 Southbridge Rd
Dudley, MA 01571-6923
Worcester County**

List Price: **\$900,000**

Directions: **Quinebaug Rd to MA-131 W**

Discover an exceptional investment opportunity with this expansive 14,748 square foot property, strategically located on 4.05 acres. This versatile space offers ample room for customization and future growth. The property boasts excellent visibility and accessibility, positioned on a well-trafficked street. The expansive lot provides plenty of space for parking. With essential utilities and infrastructure in place, this property is ready for immediate occupancy. Additionally, the upper level tenant is currently paying \$3,180.00 per month, with the lease set to expire in June 2025, offering immediate rental income.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$78,500	Lease Type:
Office:	0	0	Bldg: \$366,900	Lease Price Includes:
Retail:	1	8,008	Total: \$445,400	Lease: Yes Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	1	6,740	# Stories: 1	21E on File: Yes
Total:		14,748	# Units:	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 176,418 Sq. Ft.	Frontage:	Traffic Count:
Acres: 4.05	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 70	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1960**
 Year Established Source: **Public Record**

Tax Information

Pin #: **M:232 L:053**
 Assessed: **\$445,400**
 Tax: **\$4,668** Tax Year: **2024**
 Book: **43277** Page: **348**
 Cert: **00000099741**
 Zoning Code: **I43**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:



Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
 Facilitator: **0**
 Compensation Based On: **Gross/Full Sale Price**

Office/Agent Information

Listing Office: **RE/MAX Partners**  (508) 635-1600 Ext. 277

Listing Agent: **James Kalogeropoulos**  (508) 635-8259

Team Member(s): **Anne Spellane**  (508) 723-4454; **David Stead**  (508) 635-9910

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator:

Special Showing Instructions:

Market Information

Listing Date: **6/13/2024**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$900,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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