



Each office independently owned and operated

FOR SALE

HOSPITALITY OFFERING

119 PATRIOTS ROAD

TEMPLETON, MA 01438

REMAX PARTNERS - JIMMY KALOGEROPOULOS

44 Park Street

Andover, MA 01810

508.635.8259



PRESENTED BY:

**JAMES
KALOGEROPOULOS**

Broker Owner
508.635.8259
MA #9072828

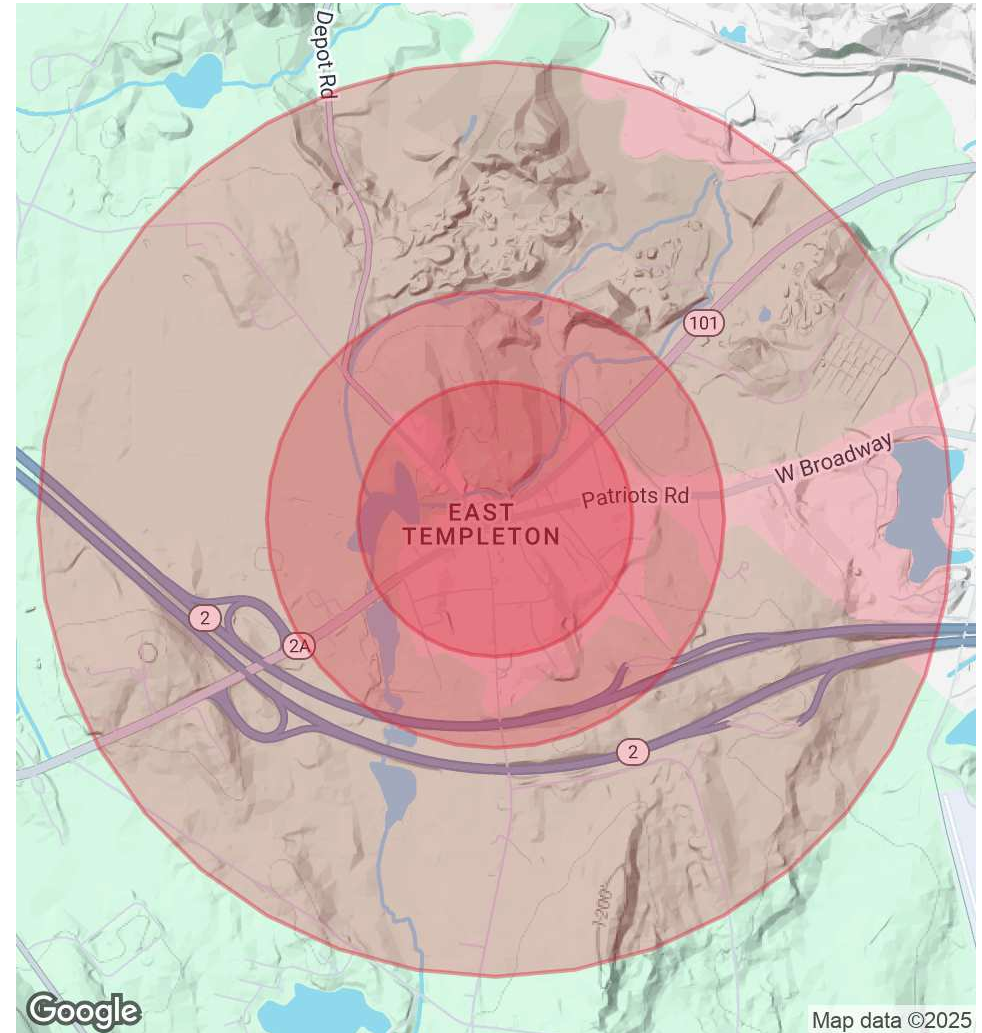
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TEMPLETON, MA 01438

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	228	554	1,128
Average Age	45	45	44
Average Age (Male)	44	44	43
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	228	460
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$114,406	\$114,588	\$114,010
Average House Value	\$356,332	\$357,569	\$364,238

Demographics data derived from AlphaMap



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PROPERTY DETAILS

119 PATRIOTS ROAD

TEMPLETON, MA 01438

Sale Price

\$824,900

LOCATION INFORMATION

Street Address	119 Patriots Road
City, State, Zip	Templeton, MA 01438
County	Worcester
Road Type	Paved
Nearest Highway	Route 2
Nearest Airport	Fitchburg Municipal Airport

BUILDING INFORMATION

Building Size	2,032 SF
Tenancy	Single
Number of Floors	1
Year Built	1944
Year Last Renovated	2024
Gross Leasable Area	2,032 SF
Construction Status	Existing
Condition	Excellent
Roof	Rubber
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Hospitality
Property Subtype	Limited Service
Lot Size	6,969 SF
Lot Frontage	99 ft
MLS #	73338602
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	25

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
Gas / Propane	Yes



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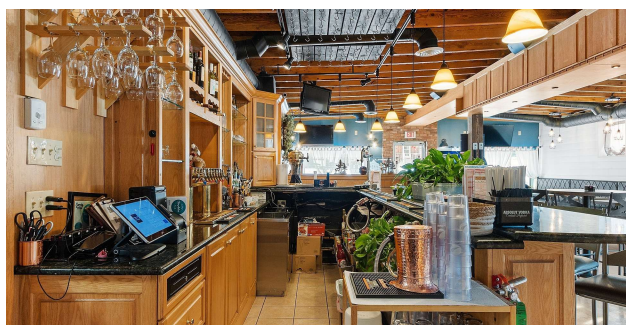
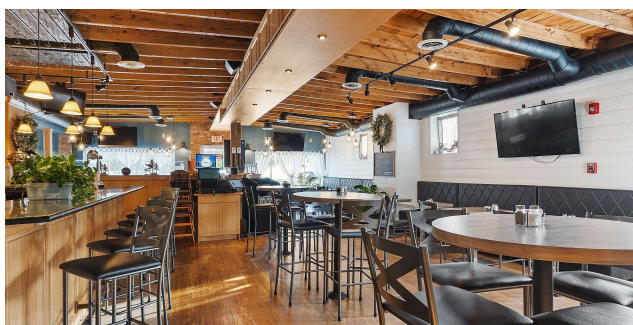
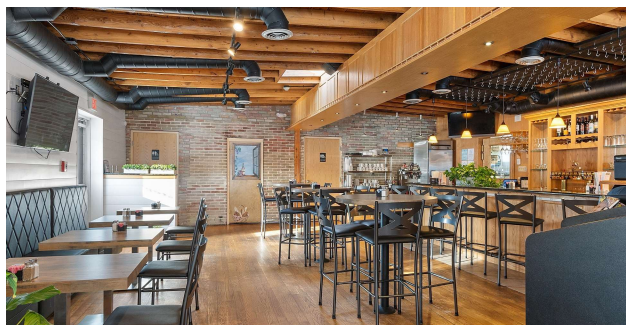
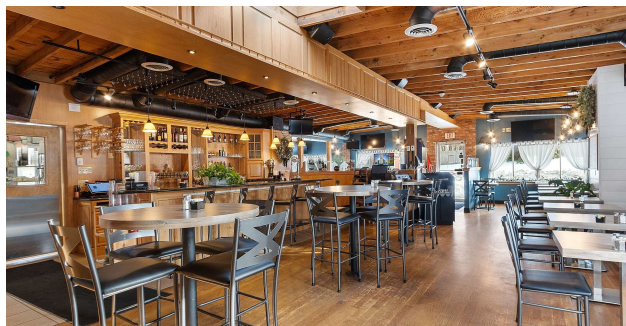
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ADDITIONAL PHOTOS

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ADVISOR BIO 1

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Direct: **508.635.8259**

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Remax Partners - Jimmy Kalogeropoulos

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