



### PROPERTY DESCRIPTION

Owner is open to all concepts and may assist with build-out. Pricing would work depending on build out and amount of space to be used. Seeking all ideas for this location bring your imagination for example a small café, but open to other business needs. The property features 980 sq ft high ceilings of open space and 3 offices - another 300 sq ft (potentially usable as a cooking area or can remain as offices, depending on state/local requirements and permits). Additional space may be available in the lofted area which includes an additional office already. There are 2 shared bathrooms. Location is near a college, courthouse, and other retail chains, with ample off-street parking and a stoplight for easy access. A drive thru may be possible with approval from the state and town. This is a storefront on a main street with excellent traffic, high accessibility and ample signage. Currently an auto repair shop, offering full service repairs to a built-in customer base while clients wait for service.

### OFFERING SUMMARY

|                  |                                    |
|------------------|------------------------------------|
| Lease Rate       | \$1                                |
| Address:         | 191 West Main St, Dudley MA, 01571 |
| Lot Size:        | 2.19 ± Acres                       |
| Space Available: | 990± SqFt                          |
| Zoning:          | LI43                               |



**RAY VERZILLO | REALTOR**

**BA PROPERTY & LIFESTYLE ADVISORS**

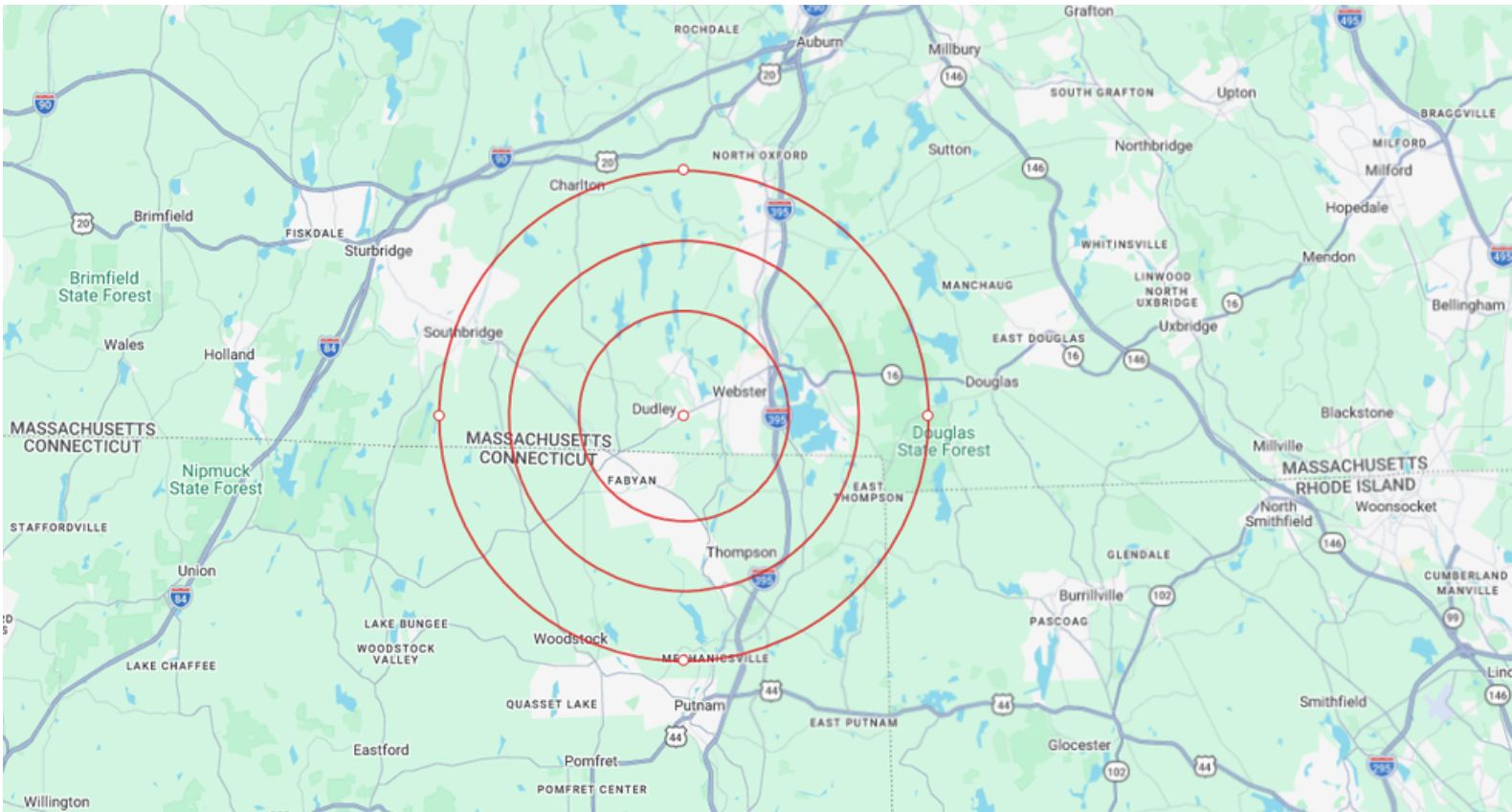
451 GROVE ST | WORCESTER MA | 01605

1583 BEACON ST | BROOKLINE MA | 02446

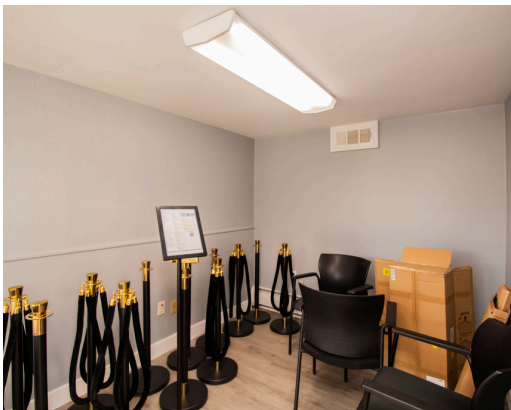
RJV163@GMAIL.COM | 774-696-2893

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No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.



| <b>DEMOGRAPHICS</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>7 MILES</b> |
|---------------------|----------------|----------------|----------------|
| 2026 Population     | 26,279         | 43,174         | 65,950         |
| 2026 Households     | 10,942         | 17,759         | 27,080         |
| Average HH Income   | \$97,644       | \$110,279      | \$111,333      |



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