



MULTIFAMILY FOR SALE

106 MAIN STREET
SPENCER | MA

OFFERING OVERVIEW

106 MAIN STREET SPENCER | MA



17-unit mixed-use investment property,
Route 9, Spencer, MA

13 residential units | 4 commercial units



10 of 13 residential units currently
tenant-occupied

3 of 4 commercial units currently
tenant-occupied



All leases month-to-month;
maximum investor flexibility

Immediate cash flow with
value-add upside



Located on Spencer's primary
commercial corridor

~15 miles to Worcester via Route 9

Asking Price: \$1,100,000

Building Size: 17,554 SF

of Floors: (3) Three

Lot Size: 16,449 SF

Zoning: C

Units: 17

Year Built: 1900

Financials / Rent Roll: Call to Inquire

UNIT MIX

TYPE	BEDS	BATHS	COUNT
RESIDENTIAL	1 BED	1 BATH	12
RESIDENTIAL	2 BED	1 BATH	1
RETAIL	1050sf Each		4

LOCATION MAP

**106 MAIN STREET
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DISTANCE

- Route 9: ~11 mi
- I-290 : ~18 mi
- I-90 : ~12 mi
- I-84: ~20 mi

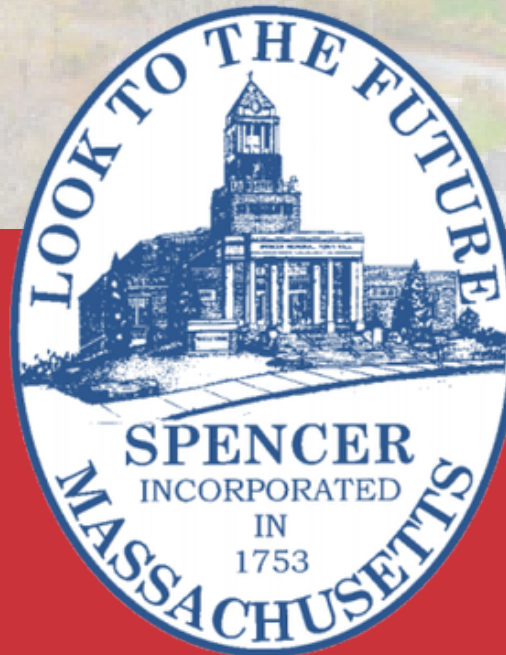


MARKET OVERVIEW

- **Strategic Positioning:** 106 Main Street sits on Route 9 in the heart of downtown Spencer, Worcester County's primary east-west corridor. The property offers direct access to Worcester's regional employment base approximately 11 miles east, with the I-90/Mass Pike interchange in Auburn within 12 miles.
- **Established Residential Community:** Spencer is a stable, owner-occupied community of approximately 11,920 residents with a median household income of \$80,533. The downtown location places tenants within walking distance of local retail, dining, services, and WRTA bus service connecting Spencer to Worcester.
- **Convenient Access:** Route 9 serves as Spencer's primary commercial corridor, supporting steady foot traffic and a mix of local businesses, services, and residential uses. The property's mixed-use configuration reflects the character of downtown Spencer — a compact, walkable town center with consistent demand for both commercial and residential space.



Stable,
Owner-occupied
Community



Convenient Access
to
I-290 | I-90 | I-84

EXTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS

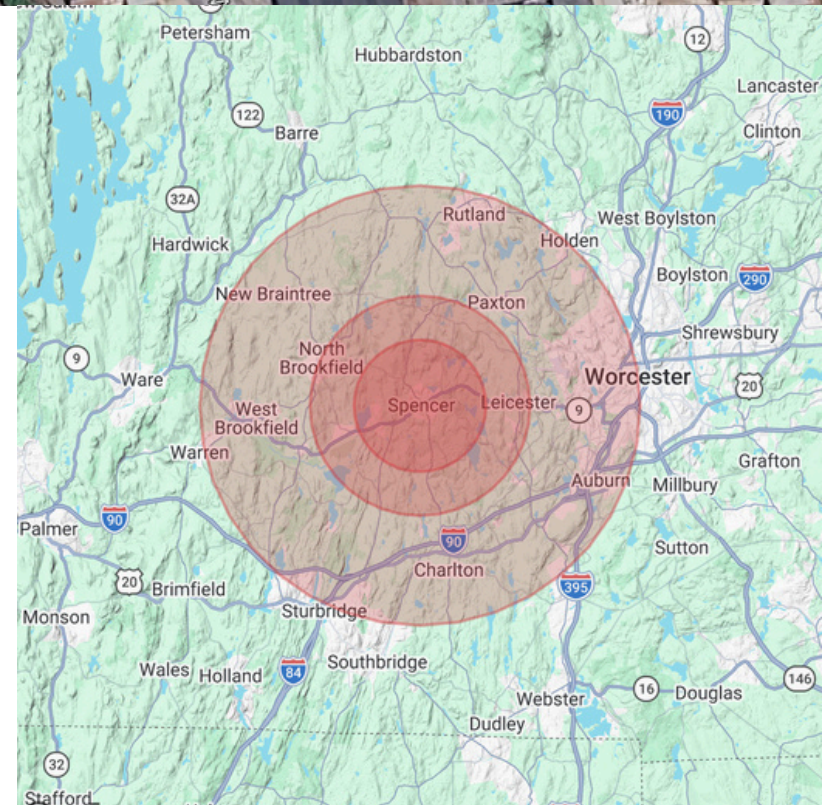
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Population	3 Miles	5 Miles	10 Miles
Total Population	10,649	25,209	191,414
Average Age	49.5	47.5	40.5
Average Age (Male)	49.0	47.0	39.4
Average Age (Female)	51.4	48.9	41.8

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	4,662	10,175	72,628
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$92,609	\$107,735	\$107,937
Average House Value	\$382,504	\$397,431	\$382,408

2023 American Community Survey (ACS)



MARKETED EXCLUSIVELY BY:

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