

# FOR SALE



29 Fairview Park Rd

## DEVELOPMENT LAND SITE

29 FAIRVIEW PARK ROAD, STURBRIDGE, MA 01566



**Kelleher  
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

**DREW HIGGINS**

**Vice President**

[higgins@kelleher-sadowsky.com](mailto:higgins@kelleher-sadowsky.com)

O: 508.635.6784

C: 508.735.1783

**PAUL MATT**

**Vice President**

[pmatt@kelleher-sadowsky.com](mailto:pmatt@kelleher-sadowsky.com)

O: 508.635.6781

C: 508.846.8800



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Property Type: Office or Residential

Lot Size: 1.43 Acres

Zoning: SR (Suburban Residential)

Frontage: Main Street (Route 131) & Fairview Park Road

Sale Price: \$249,000

## PROPERTY OVERVIEW

On Behalf of Sprague Realty Trust, Kelleher & Sadowsky Associates is pleased to introduce you to the property located at 29 Fairview Park Road, Sturbridge, MA. This ideally located development land site is situated directly on Fairview Park Road & Main Street (Route 131) with easy access to Route 20, I-84, and the Mass Pike (I-90). The land site has frontage on both Fairview Park Road and Main Street. The site has town water and sewer (in the street). This property is an outstanding development opportunity for an investor or uses to build an office building or a residential development. Please call Paul Matt or Drew Higgins for more information.

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	430	13,380	30,041
Total Population	1,082	34,261	78,996
Average HH Income	\$84,288	\$66,956	\$75,541

### DREW HIGGINS

Vice President  
 higgins@kelleher-sadowsky.com  
 O: 508.635.6784  
 C: 508.735.1783

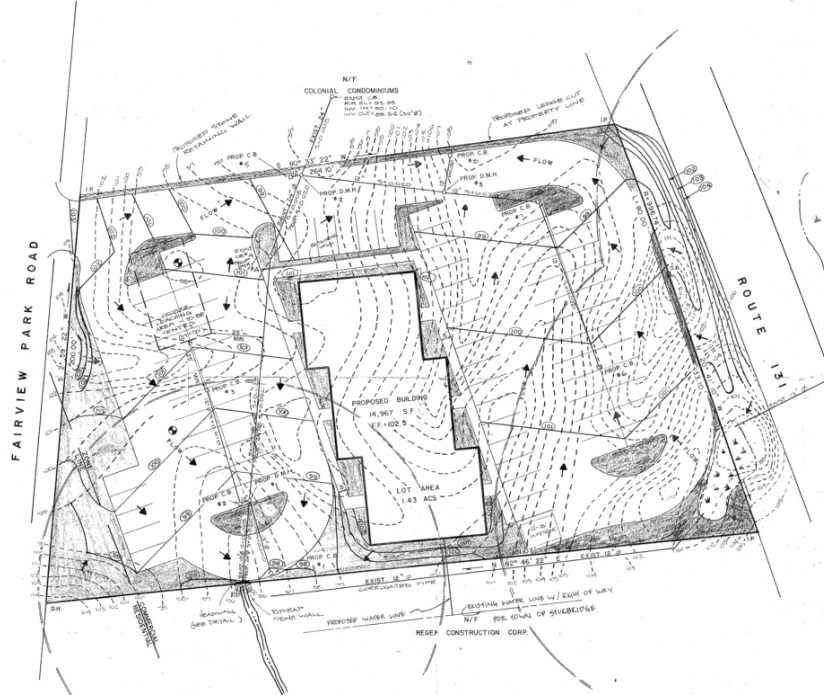
### PAUL MATT

Vice President  
 pmatt@kelleher-sadowsky.com  
 O: 508.635.6781  
 C: 508.846.8800



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal  
 120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

# PROPOSED SITE DEVELOPMENT PLANS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal  
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

**DREW HIGGINS**

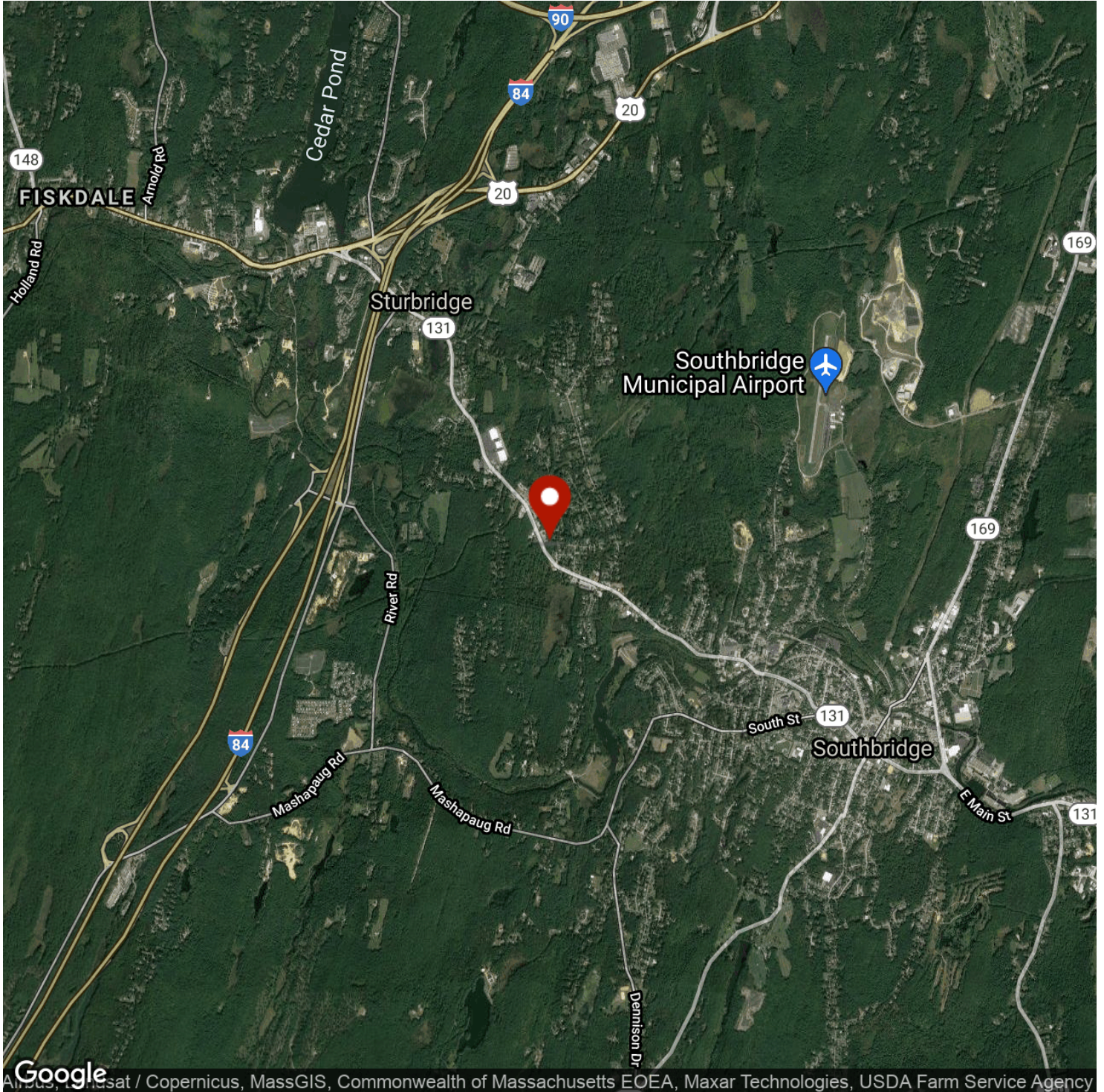
Vice President  
higgins@kelleher-sadowsky.com  
O: 508.635.6784  
C: 508.735.1783

**PAUL MATT**

Vice President  
pmatt@kelleher-sadowsky.com  
O: 508.635.6781  
C: 508.846.8800



# LOCATION MAP



Google Earth / Copernicus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA Farm Service Agency



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal  
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

## DREW HIGGINS

Vice President  
higgins@kelleher-sadowsky.com  
O: 508.635.6784  
C: 508.735.1783

## PAUL MATT

Vice President  
pmatt@kelleher-sadowsky.com  
O: 508.635.6781  
C: 508.846.8800