

**JUST OFF ROUTE 9
FOR SALE - 206 Turnpike**



206 TURNPIKE ROAD, ROUTE 9, SOUTHBOROUGH, MA

Substantially renovated standalone building featuring three new kitchens, multiple bathrooms including HC-accessible facilities, and a flexible floor plan that can accommodate 2–3 separate tenants, plus a one-bedroom apartment with a private rear entrance.

The property is licensed for use as a used car dealership (license attached). The attached zoning table identifies additional permitted uses, including veterinary, kennel, school, and nursing home uses, with some requiring a special permit. The property offers excellent privacy and separation from neighboring properties, with residential and commercial abutters set back from the building.

Building s.f.	: 6,865 s.f.	Lot Size	: 2.3 acres
Zoning	: BH - Highway Business	Water & Sewer	: Town water, septic
Parking Spaces	: 20+	Exterior	: Vinyl
Assessment	: \$1,140,400 (2026)	R.E. Taxes	: \$19,478 (2026)
Heat	: Forced Air by Natural Gas	Roof	: Gable, asphalt shingles
AC	: 100% on main floor	Year built	: 1980/2022 renovated

Exclusive Listing Broker - Michelle Vainshtein
michelle@metrowestcre.com ~ 617-249-3993

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Buyers are expressly advised to verify all information independently prior to negotiations. MWCRE represents the SELLER.

8-3-2026

PICTURES



PICTURES



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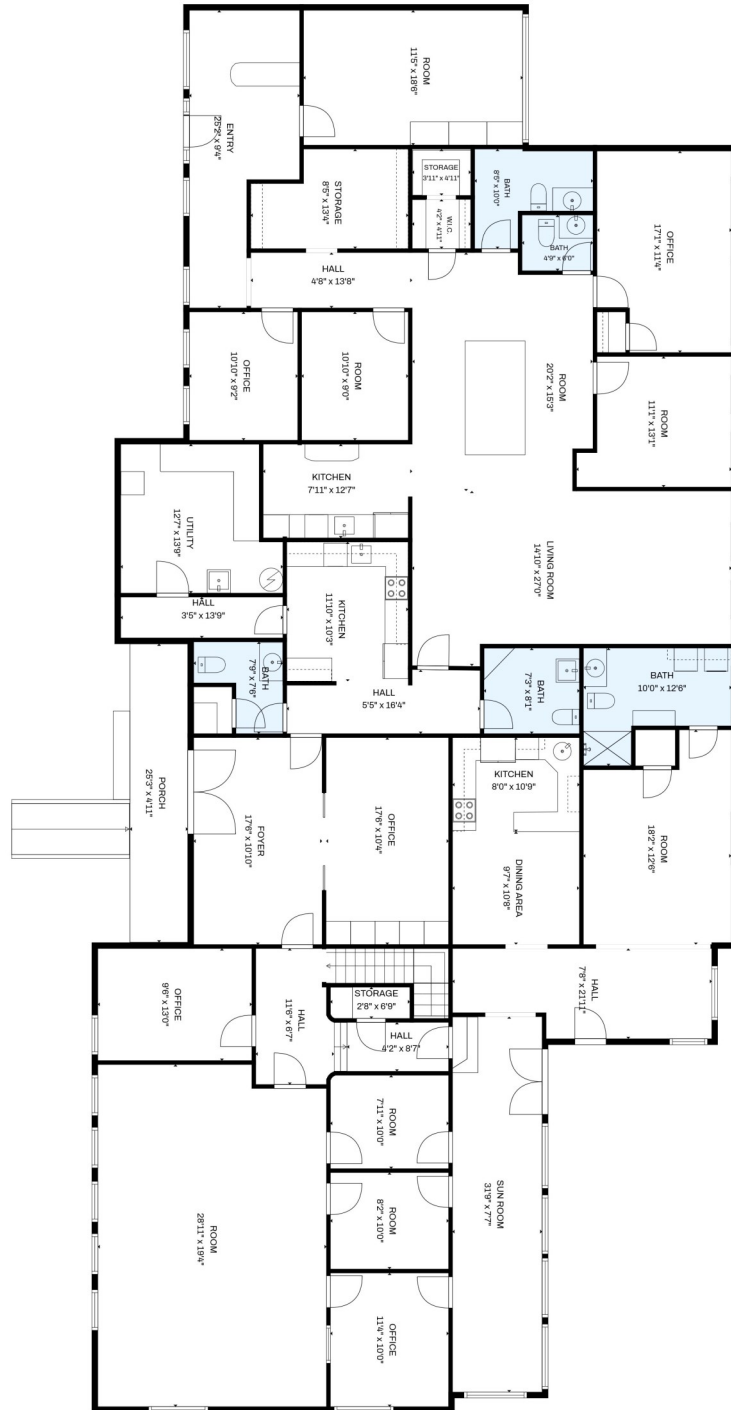


1st floor

Basement: 820 sq. ft, 1st floor: 4932 sq. ft
EXCLUDED AREAS: UTILITY: 133 sq. ft, STORAGE: 138 sq. ft, PORCH: 123 sq. ft,
WALLS: 246 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN



TOTAL: 5752 sq. ft

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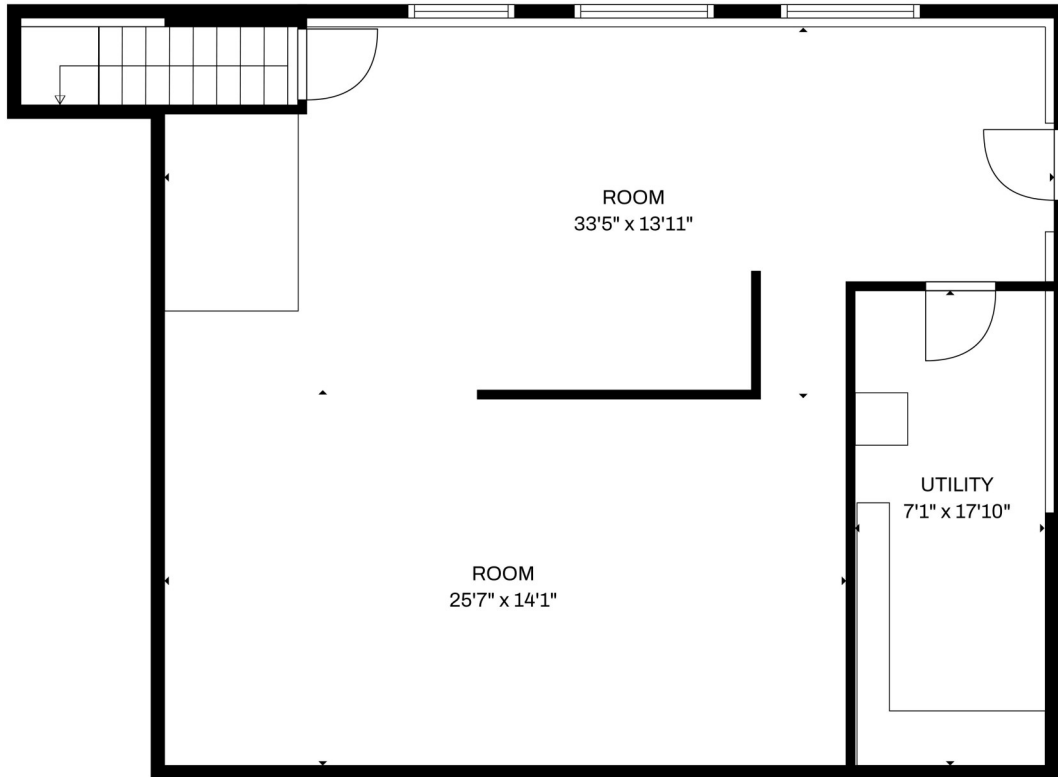
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**METROWEST
COMMERCIAL R. E.**
THE REGIONAL EXPERTS

**206 Turnpike Road
Southborough, MA**

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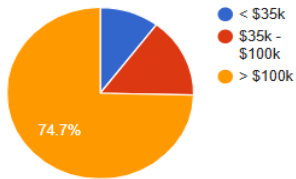
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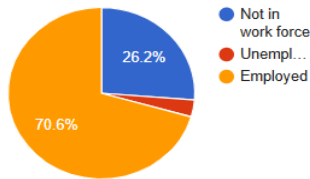
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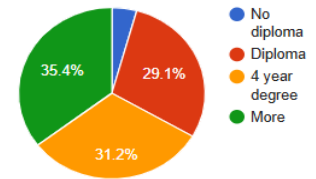
Households by Income



Labor Force and Employment



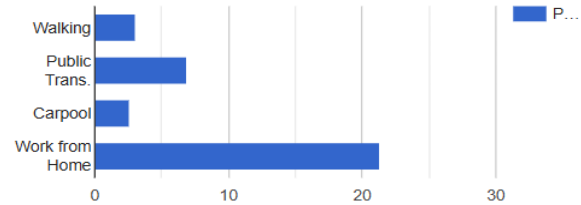
Educational Attainment



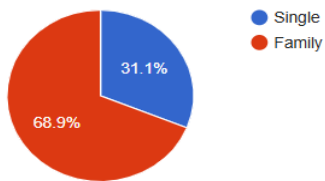
Income Statistics Value in USD

Median Income	\$197,589
Mean Income	\$260,105
Per Capita Income	\$86,301

Methods of Commuting (Excluding Personal Vehicles)

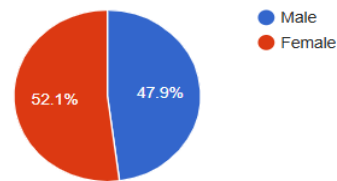


Household Types



Total Households: 1,897

Population by Gender



Total Population: 5,767

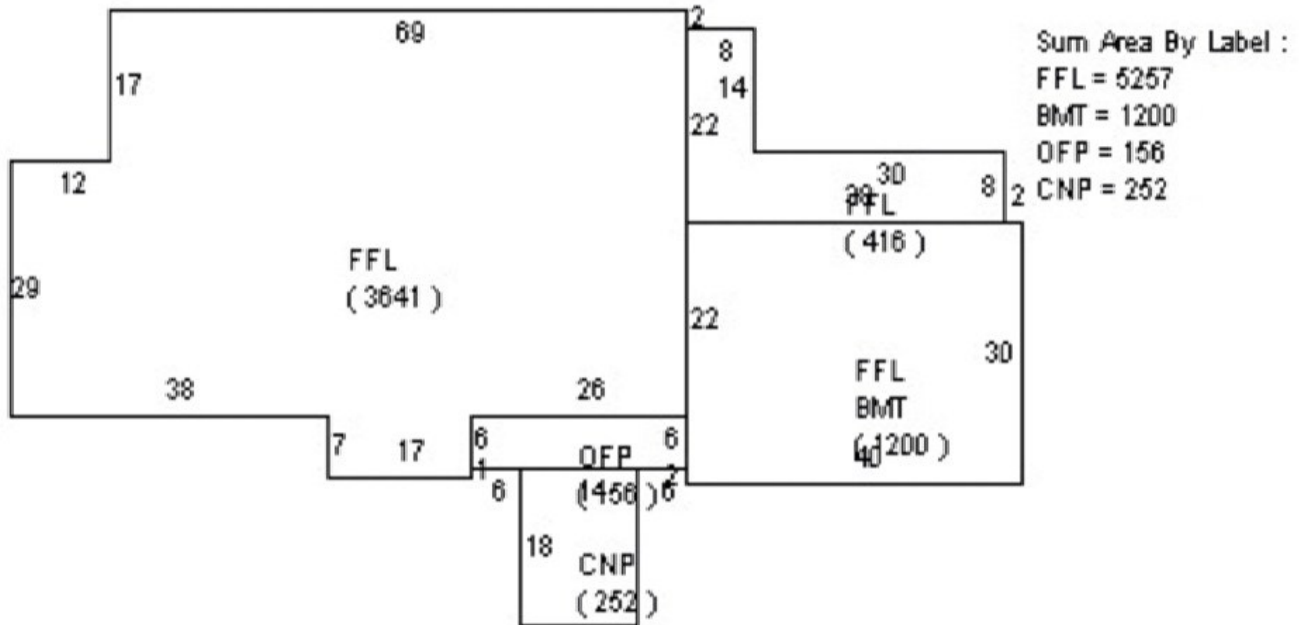
Route 9 corridor volumes in Southborough typically range between 20,000 and 30,000+ vehicles per day





NUMBER CLII-10-25	FEE \$100.00
THE COMMONWEALTH OF MASSACHUSETTS TOWN OF SOUTHBOROUGH USED CAR DEALER'S LICENSE - CLASS II TO BUY AND SELL SECOND-HAND MOTOR VEHICLES In accordance with the provisions of Chapter 140 of the General Laws with amendments thereto CAC Auto Group Boston, LLC Mingyu Sun, Owner is hereby licensed to buy and sell second-hand motor vehicles at 206 Turnpike Road, on-premises described as follows: 3,757 square feet of floor area for office space and 1,500 square feet of floor area for retail auto sales on a 2.3-acre parcel; the total number of parking spaces is 36, with 12 designated for car sales inventory- under the following conditions: • No repairs are to be done on-site, per the existing repair agreement • No traffic/ test drives are allowed on Middle Road Hours: Monday – Saturday, 10AM – 6PM; closed Sundays December 30, 2024 <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i> SOUTHBOROUGH LICENSING AUTHORITY THIS LICENSE EXPIRES JANUARY 1, 2026 THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE PREMISES.	

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§ 174-8.5. BH Highway Business District. [Added 4-12-1993 ATM by Art. 43; amended 1-27-1996 STM by Art. 5; 4-8-1996 ATM by Art. 54; 4-8-1996 ATM by Art. 56; 4-16-2014 ATM by Art. 17; 4-25-2017 ATM by Art. 32; 10-27-2025 STM by Art. 9]

A. Permitted uses are as follows:

- (1) All uses permitted in the Residential Districts.
- (2) Dwelling on the premises for a night watchman or janitor.
- (3) Cafeteria on the premises for use by employees and not for the general public.

B. Permitted uses up to 50,000 square feet are as follows:

- (1) Office-type trailer or mobile home used as business quarters for 30 days or fewer in a year.
- (2) Retail sales and services which do not involve manufacturing on the premises.
- (3) Retail sales and services involving manufacturing of products, the majority of which will be sold on the premises to consumers, with not more than four persons engaged in manufacturing operations.
- (4) Newspaper, job printing and publishing.
- (5) Office, bank, office building.
- (6) Hotel or motel, restaurant (excluding drive-through food service establishments).
- (7) Clinic or medical testing laboratory.
- (8) Automotive service, gasoline station or repair garage, automotive sales.

C. Uses permitted by special permit are as follows:

- (1) All uses allowed in Subsection B that exceed 50,000 square feet.
- (2) Accessory dwelling unit whose gross floor area is greater than 900 sq. ft.
- (3) Boat livery, cemetery, children's camp, golf course, private nonprofit membership club, public utility, riding stable, ski tow.
- (4) Hospital, nursing home, home for the aged.
- (5) Private school, nursery or kindergarten.
- (6) Veterinarian, animal hospital, dog kennel.
- (7) Conversion of a one-family house in existence for two years or longer to a two-family dwelling, on a lot with a minimum of 15,000 square feet.
- (8) Mobile home or travel trailer used as a dwelling or business quarters for more than 30 days in a year.

Town of Southborough, MA

§ 174-8.5

§ 174-8.5

- (9) Multifamily housing for the elderly, owned by a public or a nonprofit community housing organization.
 - (10) Private garage or parking for more than three cars or more than one truck or other commercial vehicle.
 - (11) Indoor recreation, athletic or exercise facility; theater for cultural arts.
 - (12) Sale or storage of fuel, lumber, building materials and equipment, contractor's yard.
 - (13) Hazardous waste storage and disposal facilities, other than small generators, as defined by the Environmental Protection Agency and the Commonwealth of Massachusetts, except that a special permit may be issued for such a facility upon approval by the appropriate federal and state agencies, review and comment by the Southborough Board of Health, Conservation Commission, Planning Board and Fire and Police Chiefs, following a duly advertised public hearing and in accordance with the Hazardous Waste Facilities Siting Law.¹
 - (14) Registered marijuana dispensary as defined in 105 CMR 725.004.
- D. Prohibited uses. All uses which are not listed above, legally nonconforming or otherwise allowable by the provisions of the zoning regulations are prohibited.
- E. Development standards are as follows:
- (1) Minimum lot area: 43,560 square feet (minimum 20,000 square feet exclusive of wetlands).
 - (2) Minimum frontage: 200 feet.
 - (3) Minimum setbacks:
 - (a) Front: 50 feet; 75 feet if on Route 9.
 - (b) Rear: 50 feet.
 - (c) Side: 50 feet.
 - (d) Other street: 25 feet; 37 1/2 feet if on Route 9.
 - (4) Maximum height: 45 feet, three stories.
 - (5) Maximum floor area ratio: 0.60.
 - (6) Residential dwellings. Residential dwellings in the Highway Business District must comply with RB District standards.
- F. The operation of any marijuana establishment as defined in MGL c. 94C, § 1, including without limitation a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana facility is prohibited in all zoning districts of the Town. This prohibition shall not apply to the sale, distribution or

1. Editor's Note: See MGL c. 21D.

cultivation of marijuana for medical purposes, licensed under Chapter 369 of the Acts of 2012 and currently permitted in the Town of Southborough.

The Zoning Bylaw was adopted by the Town Meeting of the Town of Southborough on October 27, 2025.

The buyer is responsible for verifying all info and ensuring that their intended use complies with the current regulations.