

1.17 Acre Commercial Land Site Available For Sale 141 Auburn Street, Auburn, Massachusetts



For more information or to schedule a tour,
Please contact either of the following
individuals:

William D. Kelleher IV
Vice President
508-635-6785

John Harrity
Sales Associate
508-635-6798

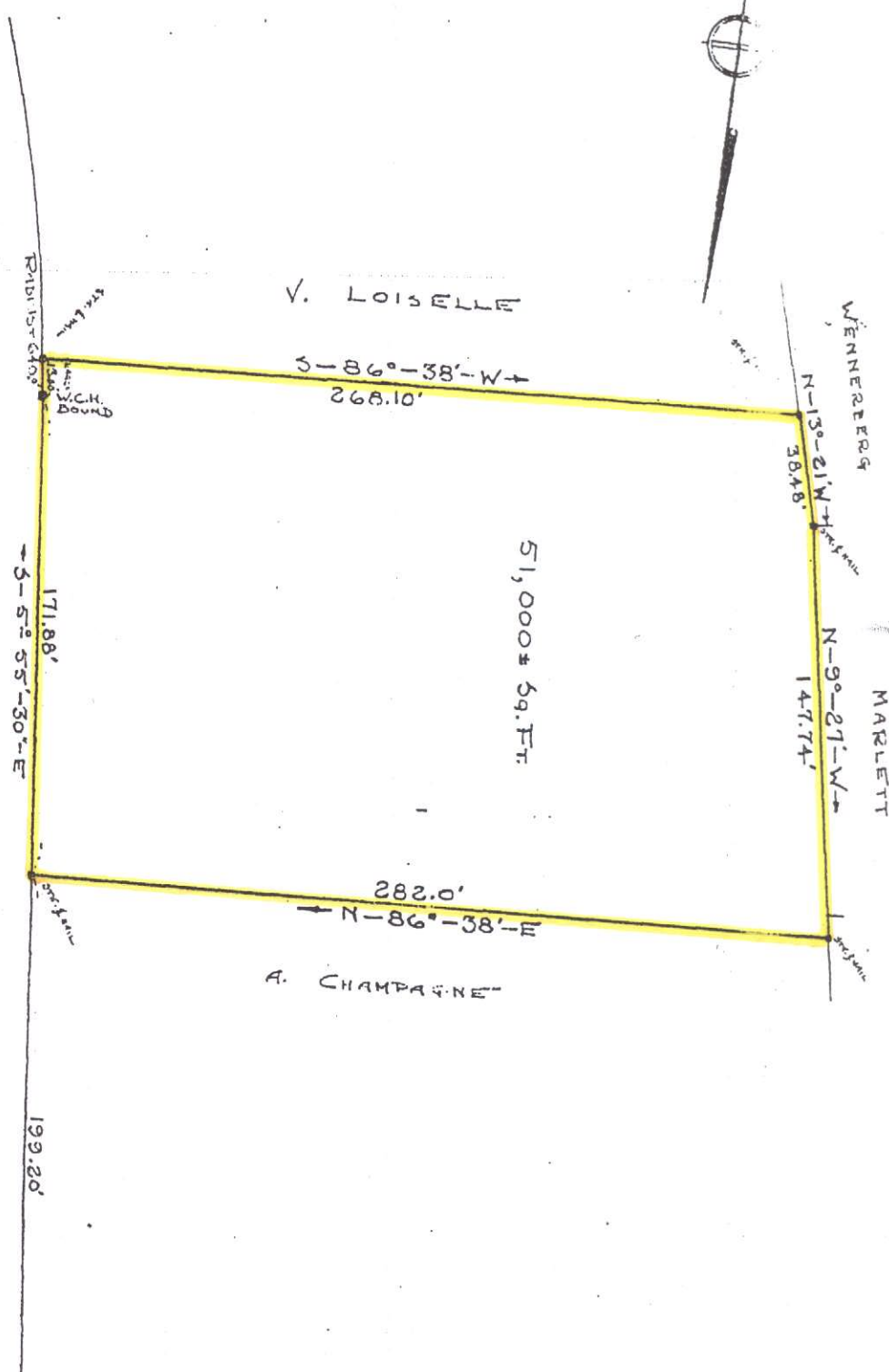
www.kelleher-sadowsky.com

Kelleher & Sadowsky Associates has been named the exclusive sales agent for 141 Auburn Street in Auburn, Massachusetts. The site is comprised of 51,000 square feet of land, currently improved with a 2,219 square foot freestanding restaurant building. The property is commercially zoned (RO / Residential Office), allowing for both residential and commercial development including real estate, insurance or professional office uses. Other uses are allowed via site plan approval or special permit, depending on the particular use. The site is highly visible, providing exceptional access to and from Routes 12, 20, 396 and the Massachusetts Turnpike.

Note: The Town of Auburn considers the site be to 2.9 acres in total (Lot 51, Map 24) through a transfer in 2003. Title search will verify actual land area prior to closing. Annual real estate taxes are \$9,301.60

Address:	141 Auburn Street, Auburn, Massachusetts
Building Area:	2,219 +- square feet, plus detached garage
Land Area:	51,000 +- square feet (1.17 acres +-)
Utilities:	Town Sewer & Water, Natural Gas
Zoning:	Residential Office
Highway Access:	Routes 12, 20, 290, 395 and I-90
Topography:	Level
Frontage:	172' +- on Auburn Street
Sale Price:	\$395,000

**Kelleher &
Sadowsky**
ASSOCIATES, INC.



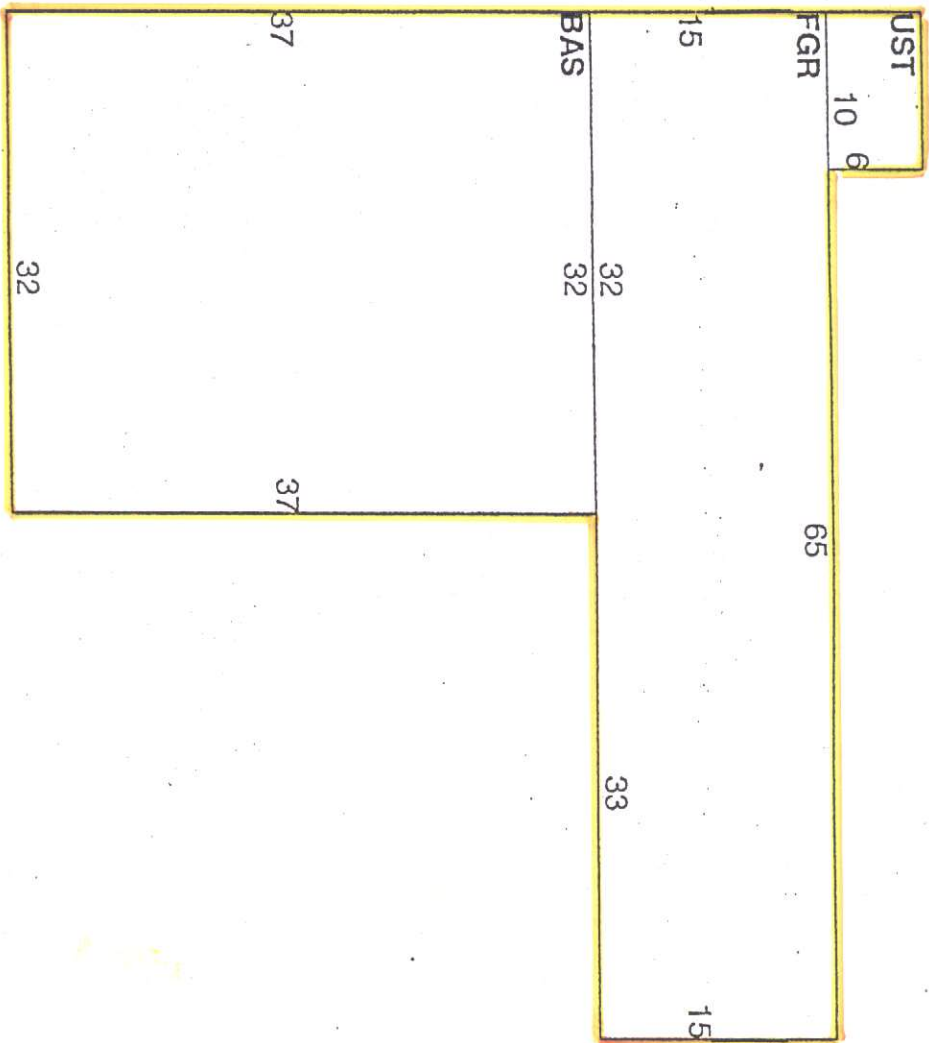
MR. RUSSELL
 AUBURN STREET,
 SCALE 1 INCH = 400'
 SURVEYED BY

LOISELLE
 AUBURN, MASS.
 DECEMBER 17, 1946
 P. R. CULLINAN

PLAN OF PROPERTY

AUBURN STREET

Worcester District Registrar
 OF DEEDS-WORCESTER, MA
 PLAN BOOK 144 PAGE 34
 Received April 3, 1947
 9 h 14 m A 58
 ATTEST: *[Signature]*
 Registrar





Address **141 Auburn St**
Auburn, MA 01501

Notes 1.17 acre Commerical Land Site
Available For Sale - \$395,000
Kelleher & Sadowsky
Associates, Inc.
508-635-6785

