

**DEALERSHIP/ GREAT GARAGE AND OFFICE SPACE FOR LEASE**  
67 Main Street, Boylston, MA



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

James Umphrey  
508.635.6790  
umphrey@kelleher-sadowsky.com

Donald Mancini  
508.635.6786  
mancini@kelleher-sadowsky.com

Drew Higgins  
508.635.6784  
higgins@kelleher-sadowsky.com

**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

**FANTASTIC OPPORTUNITY!!**

This building is a single story retail garage in excellent condition and situated on 1.55 acres of land. It is the former location of Wagner Audi and it already perfectly set up as an automobile dealership with parts and service areas already in place. The area is wide open and has plenty of windows and ample natural light. There are several private offices and ADA bathrooms within the 3,000 S/F of office space. Seven drive-in doors that are approximately 10' high. There is ample frontage on Route 70 which is also known as Main Street. Ample area for additional parking in front and side of building.

**Building Information:**

- **Size:** 6,028 +/- SF
- **Office Space:** 3,000 +/- SF
- **Land Area:** 1.55 +/- Acres
- **HVAC** Central A/C in Office, Oil by FHA Heat
- **Parking:** Ample
- **Utilities:** Water, Septic, Gas, Electric
- **Power:** 400 Amp Service
- **Zoning:** Village Business
- **Condition:** Excellent
- **Loading:** 7 Drive-in Doors
- **Ceiling Height:** 17' Clear +/-

**Offered At \$12.00 per S/F plus NNN**

