

600 Charlton Street, Southbridge, MA

**Kelleher &
Sadowsky**
ASSOCIATES, INC.

**12,000 SF Mixed Use Office/Residential Building
Situated on 110 Acres Development Land**



Offered to the Market for \$1,300,000.00

Existing 12,000 Square Foot mixed used Building with Existing Income

Kelleher and Sadowsky has been named the exclusive brokers for a 12,000 square foot building that includes currently leased professional office space and two residential apartments. The property is comprised of a total of 110 acres and includes a large track of undeveloped, residentially zoned land. The current owner has preliminary plans for a residential development and will provide initial site plans to interested parties. The site sits directly off of Route 169 in Southbridge and is situated in a quiet residential setting.

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Building Size:

12,000 (+/-) Square Feet

- Office 10,172 (+/-)
- Residential 1,908 (+/-)
 - One (1), Two (2) Bedroom
 - One (1), One (1) Bedroom

Construction

Wood

Foundation

Field Stone. Cement

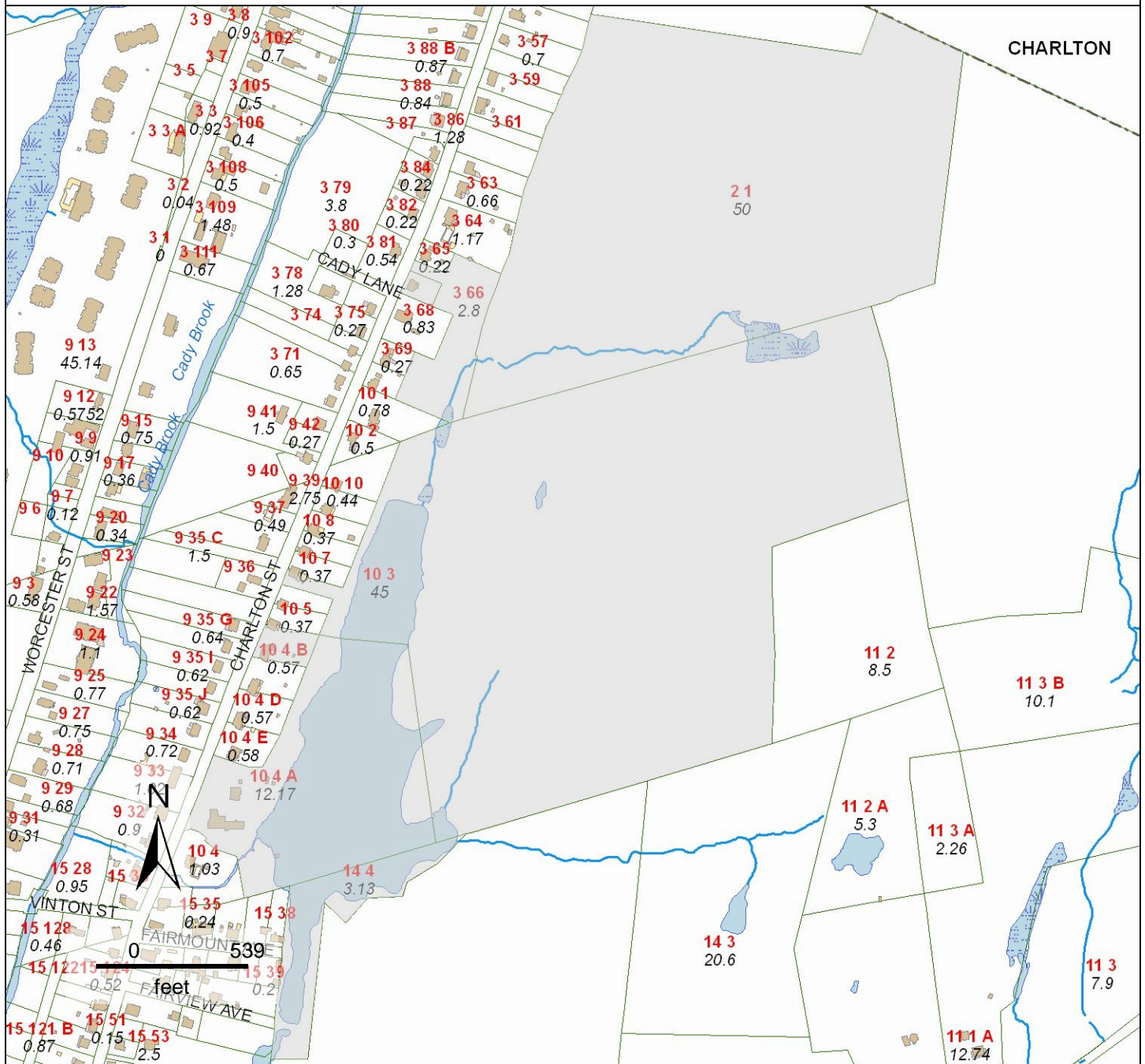
Utilities:

Public Water, Sewer & Electric

HVAC:

Forced Hot Air via Oil

Property Map



Property Information

Property ID:
 Location:
 Record Owner:
 Co-Owner:



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries uses at the time of assessment.

