

2.667 Acre Commercial Land Site Available For Sale!

1641 Main Street (Route 9), Leicester, MA



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

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Close Proximity to Super Wal-Mart Shopping Center!

Kelleher & Sadowsky Associates has been named the exclusive sales agent for the property located at 1641 Main St. (Rt. 9) in Leicester. This 2.667 +/- acre site is currently improved with a 1,160 square foot single family residence. The site is located within 1/10 mile of newly developed 230,000 sq. ft. Super Wal-Mart. The property is zoned HB-1 (Highway Business 1), conducive to a variety of commercial developments. The site is highly visible on Route 9, making this an excellent development location.

Note: The subject site is comprised of two separate land sites totaling 2.667 +/- acres (.667 +/-, 2.00 +/-). The site is being listed for

**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Location:	1641 Main Street (Rt. 9), Leicester, MA
Acreage:	2.667 +/- Acres
Utilities:	Public Water & Sewer
Zoning:	HB-1 (Highway Business 1)
Street Frontage:	150 Feet on Route 9
Highway Access:	Route 9, 290
Real Estate Taxes:	\$2,337.79 (2009)
Asking Price:	\$850,000