

# 357 Main Street, Southbridge, Massachusetts 2,373 +- Square Foot Building Available For Sale/Lease



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

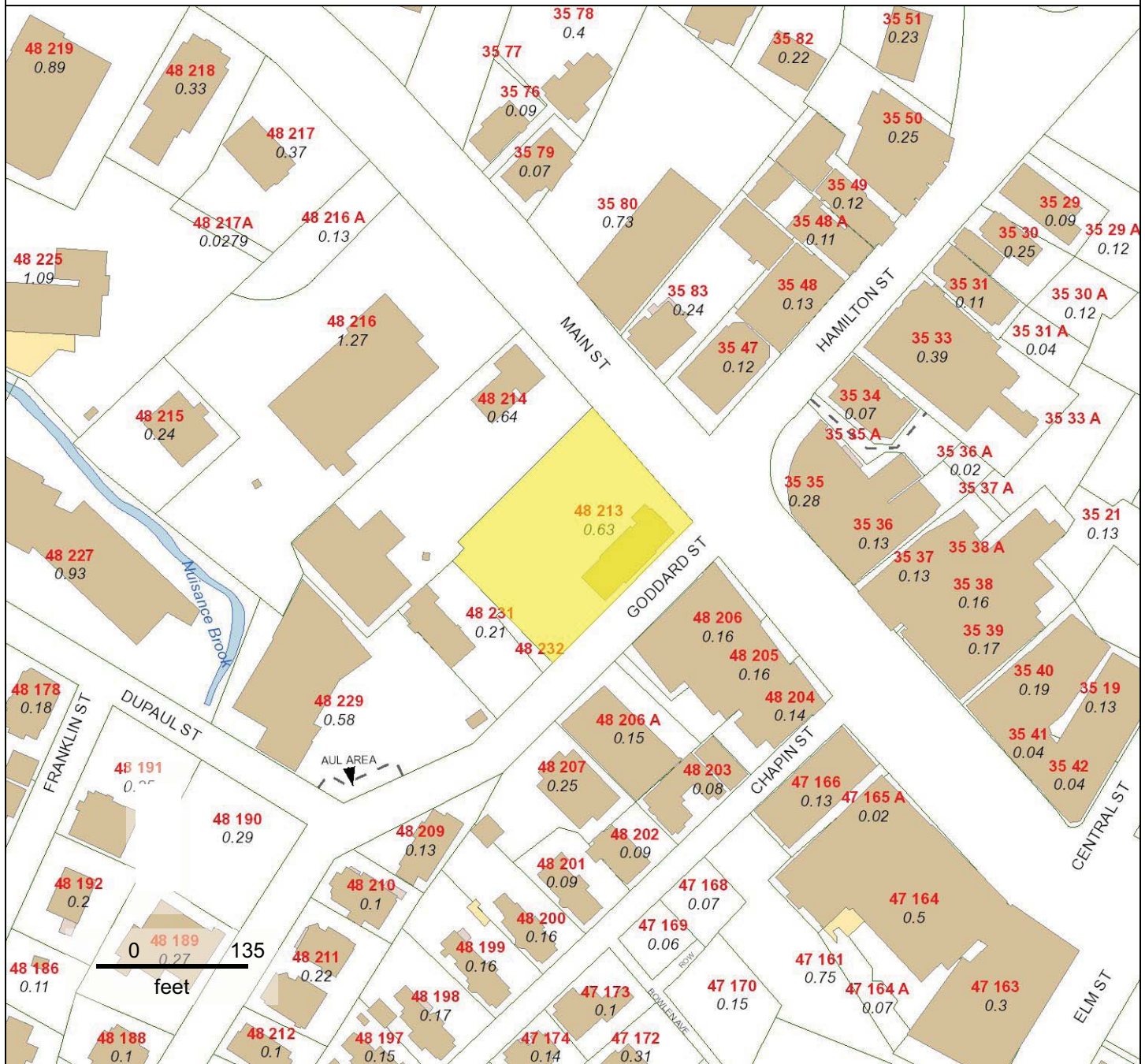
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Kelleher & Sadowsky Associates, Inc. is pleased to offer 357 Main Street in Southbridge, MA for sale or for lease. The 0.63 +- acre site is improved with a freestanding, single-story restaurant building that was most recently occupied by Friendly's Restaurant. The 2,373 +- square foot building is well located on Main Street in Southbridge, MA with close proximity to Routes 20, 84 and the Mass. Pike (Route I90). The building is well equipped with many restaurant amenities, including a walk in freezer and refrigerator.

Address:	357 Main Street, Southbridge, MA
Map/Block/Lot:	048-213-00001
Zoning:	General Business
Age:	1969
Construction:	Brick/Block/Wood
Land Area:	0.63 Acres
Building Area:	2,373 +- square feet
Condition:	Good
Parking:	Estimated to be 50 spaces (+/-)
Utilities:	Municipal Water & Sewer, Natural Gas
Heating:	Forced Hot Air by Natural Gas
Power:	400A, 3 Phase

**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

# Property Map



### Property Information

**Property ID:** 048-213- -00001  
**Location:** 357 MAIN STREET  
**Record Owner:** MARTIN REALTY CO OF AUBUR  
**Co-Owner:** C/O FRIENDLY ICE CREAM CO



**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.

