

**4.89 ACRE  
PRIME DEVELOPMENT SITE FOR SALE**

179 Main Street (Route 131), Sturbridge, Massachusetts



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

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**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

**Kelleher & Sadowsky Associates has been named the exclusive listing agent for a 4.89 Acre (+/-) development parcel located on Main Street (Route 131) in Sturbridge. The land is the site of the former Rom's Family Restaurant and is situated directly across the street from a destination retail center that includes Shaw's, J.C. Penny, Tractor Supply and Ocean State Job Lots. A Gas station/convenience store/ car wash is currently being constructed on land abutting the subject site. Other retail, professional offices and single family residential are in the immediate vicinity. The Commercial District Zoning allows for a wide variety of retail and professional end uses.**

- **Address:** 179 Main Street, Sturbridge
- **Map/Block/Lot:** 415/03416/179
- **Lot Sizes:** 4.89 Acres +/-
- **Frontage:** 678 feet
- **Traffic Count:** 15,000 + per day
- **Utilities:** Water, Sewer, Gas, Elec.
- **Zoning:** Commercial District

**Asking Price: \$1,350,000.00**

