

**58 Main Street (Route 131) in Sturbridge, MA**  
**6,425 SQUARE FOOT PROFESSIONAL OFFICE BUILDING**  
**FOR SALE or LEASE**



For more information or to schedule a tour,  
Please contact either of the following  
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**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

Kelleher and Sadowsky has been named the exclusive brokers for this conveniently located 6,425 square foot building on Main Street (Route 131) in Sturbridge, MA. The building is a multi-tenanted professional office building. Current tenants include accounting, medical, orthopedic lab and a marketing company. This building offers a unique opportunity for a professional or medical tenant interested in owning a building with existing income. The site is surrounded by a mix of retail and professional buildings and offers outstanding access to Routes 20, 84 and the Mass Pike (Rt. 90).

- **Building Size:** 6,425
- **Lot Sizes:** .74 Acres +/-
- **Year:** 1955
- **Construction:** Wood Frame
- **Foundation:** Cement
- **Utilities:** Public Sewer, Gas, Electric
- **Zoning:** Commercial (C)
- **HVAC:** FHA Via Oil/Central Air
- **Parking:** 15 +/- On Site

**Sale Price: \$ 650,000.00**

**Lease Price: \$14.00 (Net Utilities)**