

● 3 OAK STREET, WESTBOROUGH, MA

Own your next business address.

Well-maintained professional office building for sale on Route 9 in Westborough, offering flexible office space, excellent highway access, and an ideal location for a variety of professional and medical users.



● 3 OAK STREET
WESTBOROUGH, MA

Flexible space.
Desirable location.

Kelleher & Sadowsky Associates is pleased to present 3 Oak Street in Westborough as available for sale. This well-maintained professional office building is located along Route 9 offering a clean, professional environment with flexible office space suitable for a variety of businesses, including financial services, attorney, medical etc. Conveniently situated with easy access to major highways, local amenities, and the downtown area, 3 Oak Street provides an excellent opportunity for businesses seeking a quality office location in one of MetroWest's most desirable communities. Call us today to schedule a tour.



On-site
PARKING

Direct
ROUTE 9 ACCESS

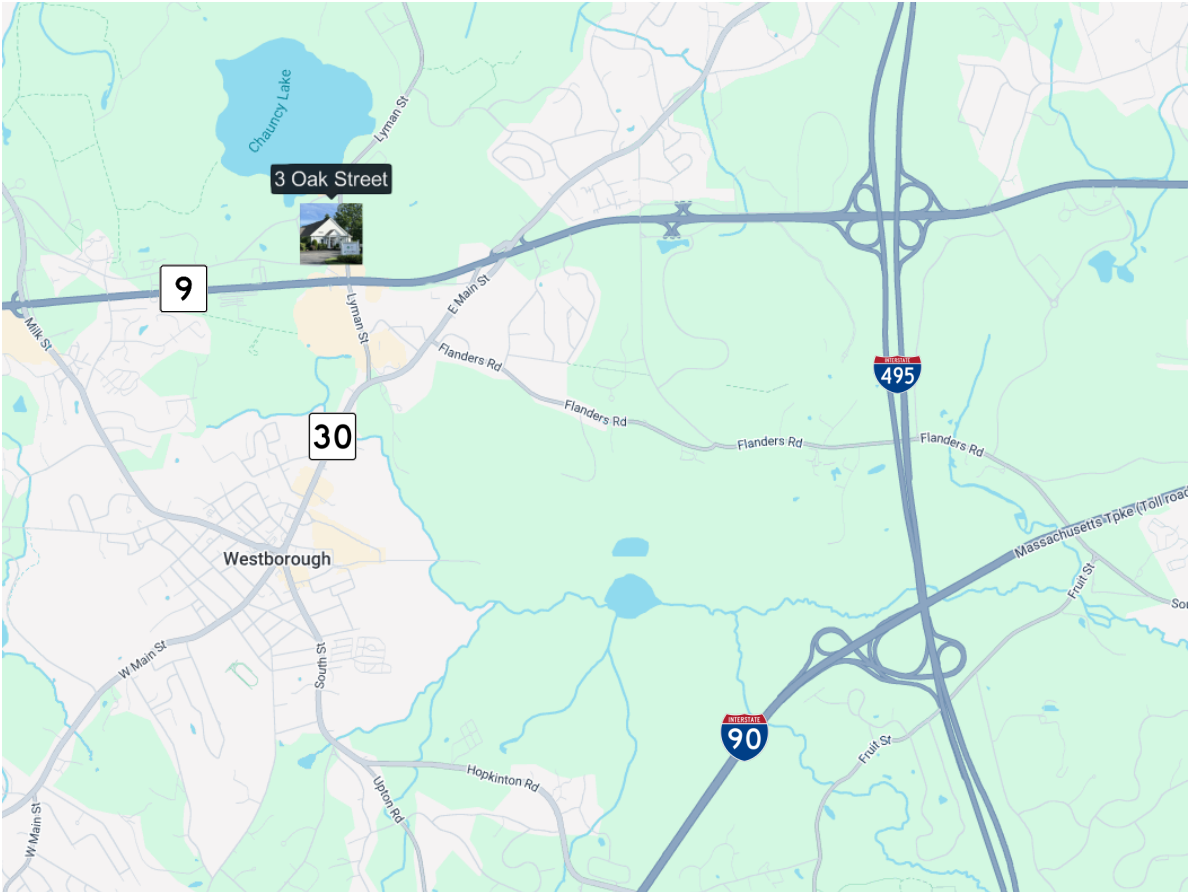
Flexible
OFFICE SPACE



● 3 OAK STREET
WESTBOROUGH, MA

Property *summary.*

PROPERTY TYPE	Standalone professional office building
BUILDING SF	4,240 SF
LAND	1.10 AC
ZONING	BA—Highway Business
UTILITIES	Town water & sewer
HEAT	Natural Gas
SALE PRICE	\$1,595,000



● 3 OAK STREET
WESTBOROUGH, MA

Visualize your future place of business.



Highway Business
ZONING



4,240 SF
STANDALONE BUILDING



\$1,595,000
SALE PRICE

Access without compromise.

Located along Route 9 in Westborough, 3 Oak Street offers exceptional accessibility to I-495, the Massachusetts Turnpike (I-90), and Route 20, placing businesses within easy reach of Worcester, Boston, and the greater MetroWest region. The property is just minutes from Westborough's vibrant downtown, a variety of restaurants and retail amenities, and the MBTA commuter rail station, making it an ideal location for employees, clients, and visitors alike.

DRIVE TIMES

Worcester • 25 min
Framingham • 20 min
Boston • 40 min

MAJOR CORRIDORS

Route 9 • Immediate
Route 30 • 2 min
I-90 (Mass Pike) • 5 min
I-495 • 3 min



● 3 OAK STREET
WESTBOROUGH, MA

Request *a tour.*

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Kelleher & Sadowsky

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