

# 13 PORT STREET HUDSON, MA

RARE SPECIALTY USE OPPORTUNITY



**±33,635 SF**  
BUILDING



**±9.5 ACRES**  
EXPANSIVE SITE



**LARGE CAPACITY**  
FACILITY

***Ideal Uses: Educational | Community Use | Institutional | Residential Conversion Potential***

**NAI** Parsons Commercial  
Group Boston

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Natick, MA 01760  
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# 13 PORT STREET

HUDSON, MA

## EXECUTIVE SUMMARY

NAI | Parsons Commercial Group | Boston is pleased to announce the opportunity to purchase 13 Port Street, a rare large-scale specialty use facility situated on approximately  $\pm 9.5$  acres in the heart of Hudson, Massachusetts. Built in 2003, it is currently home to the Portuguese Club of Hudson, the property has served as a longstanding venue for weddings, banquets, community functions, and restaurant operations, offering substantial existing infrastructure for high-occupancy assembly use.

The building spans approximately  $\pm 33,635$  square feet across three levels and includes expansive function halls, a recreational gym, two commercial kitchens, meeting and gathering spaces. The facility was designed to accommodate large-scale events and community gatherings, with banquet seating for up to approximately 675 occupants.

Its versatile layout and existing improvements create a unique opportunity for owner-users seeking space for educational, childcare, adult care, religious, community, or other institutional uses requiring scale, flexibility, and immediate operational functionality. The site benefits from expansive on-site parking, a regulation sized soccer field totaling approximately 9.5 acres of usable land, providing additional flexibility for outdoor programming, recreation, gatherings, or future ancillary uses.

Positioned in a scenic setting along the Assabet River and just minutes from downtown Hudson's vibrant town center, the property offers a unique campus-like environment combining privacy, accessibility, and natural surroundings. Located within one of MetroWest's most desirable and active communities, the property benefits from convenient access to Interstate 290 and Interstate 495, providing strong regional connectivity to Worcester, Marlborough, and the greater Boston market, making it an ideal location for a wide range of specialty-use operators.



# 13 PORT STREET

HUDSON, MA

## GENERAL SPECIFICATIONS

**ADDRESS** 13 Port Street  
Hudson, Massachusetts

**PROPERTY TYPE** Specialty Use

**LOT SIZE** ±9.5 Acres

**BUILDING SIZE** ±33,635 | 3 Stories

**DELIVERED** Vacant (Est. December 2026)

**YEAR BUILT** 2003

**ZONING** R-15

**PARKING** ±130 Spaces

**UTILITIES** Town Water  
Town Sewer  
Heating: Natural Gas

**ANNUAL TAXES** \$110,000 (2025)

**ELEVATORS** One (1) ADA Compliant







## ACCESS MAP

 **13 Port Street**  
Hudson, MA

 **Route 20**  
Immediate Access  
 12 Minutes

 **I-290**  
Via Route 85  
 5 Minutes

 **Route 9**  
Via I-495  
 15 Minutes

 **I-90**  
Via I-495  
 13 Minutes


 **I-495**  
Via Route 85  
 9 Minutes

 Travel times are estimates and may vary.




## ACCESSIBLE LOCATION IN A THRIVING METROWEST COMMUNITY

  
**289,989**  
2025  
Population

  
**\$162,067**  
Average  
Household Income

  
**147,733**  
Workday  
Population

  
**\$4.55B**  
Total Specified  
Consumer Spending

Demographic Data Within 10-Mile Radius (Source: Costar)

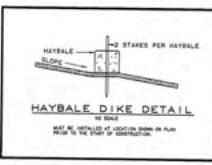
SITE PLAN

TOWN APPROVALS

PLANNING BOARD	DATE
PLANNING BOARD ASST	DATE
PLANNING BOARD ASST	DATE
PLANNING BOARD ASST	DATE
PLANNING BOARD ASST	DATE
PLANNING BOARD ASST	DATE

- RIVERFRONT AREA RESTORATION NOTES**  
FROM 313 OUR 10.54(1)
1. REMOVE ALL DEBRIS, RETAINING ANY TREES OR OTHER MATURE VEGETATION.
  2. GRADE TOPOGRAPHY TO REDUCE RUNOFF AND INCREASE INFILTRATION.
  3. APPLY TOPSOIL AT A DEPTH CONSISTENT WITH NATURAL CONDITIONS ON SITE.
  4. PLANT AND SEED WITH EROSION CONTROL SEED MIXTURE, FOLLOWED BY PLANTINGS OF HERBACEOUS AND WOODY SPECIES APPROPRIATE TO THE SITE.

- WETLAND REPLICATION SEQUENCE**
1. INSTALL STAKED HAYBALES AS SHOWN ON PLAN.
  2. EXCAVATE TOPSOIL FROM REPLICATION AREA AND STOCKPILE.
  3. GRADE REPLICATION AREA TO WITHIN 8-12" OF PROPOSED FINISH GRADE.
  4. SPREAD LOAM EXCAVATED FROM WETLAND FILL AREA EVENLY THROUGHOUT REPLICATION AREA.
  5. PLANT SPECIFIED WETLAND PLANT SPECIES AS SHOWN IN WETLAND REPLICATION DETAIL AND PLANTING LEGEND.



**PLANT LEGEND**

○	RED MAPLE (14)
○	LAUREL (14)
○	HIGHBUSH BLUEBERRY (24)
○	VACCINIUM CORYMBOSUM

ALL PLANT MATERIALS USED FOR REPLICATION SHALL BE NURSERY STOCK. TREES SHALL HAVE A WITHIN 1" CALIPER 21" TIME OF PLANTING.

**LEGEND**

- ⊕ - EXIT ONLY SIGN
- ⊕ - WETLANDS
- - OAK TREE
- - BLM TREE
- - MAPLE TREE
- - PINE TREE
- - CHAINLINK FENCE
- - MANHOLE
- ⊕ - RETAINING WALL
- ⊕ - UTILITY POLE
- ⊕ - GUY ANCHOR
- ⊕ - HYDRANT
- - SEWER MANHOLE
- - GAS GATE
- - GAS LINE
- - WATER LINE
- - WATER LINE
- - C&G - CATCH GOD BERNH
- - TREE LINE
- - OVERHEAD WIRES
- ⊕ - TEST HOLE
- ⊕ - PROPOSED LAMP
- ⊕ - PROPOSED EVERGREEN SCREEN TREES
- ⊕ - ONE WAY
- ⊕ - TAPPING SLEEVE AND GATE

**PARKING REQUIREMENTS**

- 1.1.5.8 ESTABLISHMENTS SERVING FOOD OR BEVERAGE
- 1 SPACE FOR EACH 4 SEATS
- 1 SPACE FOR EACH 3 EMPLOYEES
- ESTIMATED MAXIMUM NUMBER OF PEOPLE = 600 = 50 PARKING SPACES
- ESTIMATED MAXIMUM NUMBER OF EMPLOYEES = 30 = 10 PARKING SPACES
- TOTAL PARKING SPACES REQUIRED = 60
- 1.1.4.4. TOTAL HANDICAP SPACES REQUIRED = 4 + 2%\*
- TOTAL REGULAR SPACES REQUIRED = 56
- PROPOSED HANDICAP SPACES = 4
- PROPOSED REGULAR SPACES = 60
- PROPOSED TOTAL SPACES = 64

NOTE: BITUMINOUS BERM AT ALL PAVED AREAS  
PAVED AREA = 83,435 SQ.FT.  
5% SNOW STORAGE AREA = 4,171 SQ.FT.

NOTE: ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS ARE APPROXIMATE AND MUST BE VERIFIED AT TIME OF CONSTRUCTION.  
CALL DIG SAFE 1-800-944-1233

ASSESSORS MAP 34  
PARCELS 24 AND 30

DEED REF.  
PARCEL 24 - BOOK 8203 PAGE 66  
PARCEL 30 - BOOK 8363 PAGE 375

PLAN REF.  
RIVER STREET - H34 COUNTY LAYOUT  
PLAN NO. 805 OF 874  
PLAN NO. 1802 OF 1856  
PLAN NO. 422 OF 184  
PLAN NO. 352 OF 184  
PLAN NO. 444 OF 142  
PLAN NO. 717 OF 128

100 YEAR FLOOD ELEVATION = 201.5 @ 66  
COMMUNITY PANEL #2504RT 0001-0003  
EFFECTIVE DATE DECEMBER 23, 1978  
B.M. USED RM2 = 216.10 @ 66

ZONING: S-B SINGLE FAMILY  
100' FT  
5,000 S.F.  
SCALE IN FEET

**SITE PLAN PROPOSED DRAINAGE PLAN 1 OF 2**

APPLICANT:  
CLUB PORTUGUESE OF HUDSON, INC.  
15 PORT STREET, P.O. BOX 240  
HUDSON, MASSACHUSETTS 01744

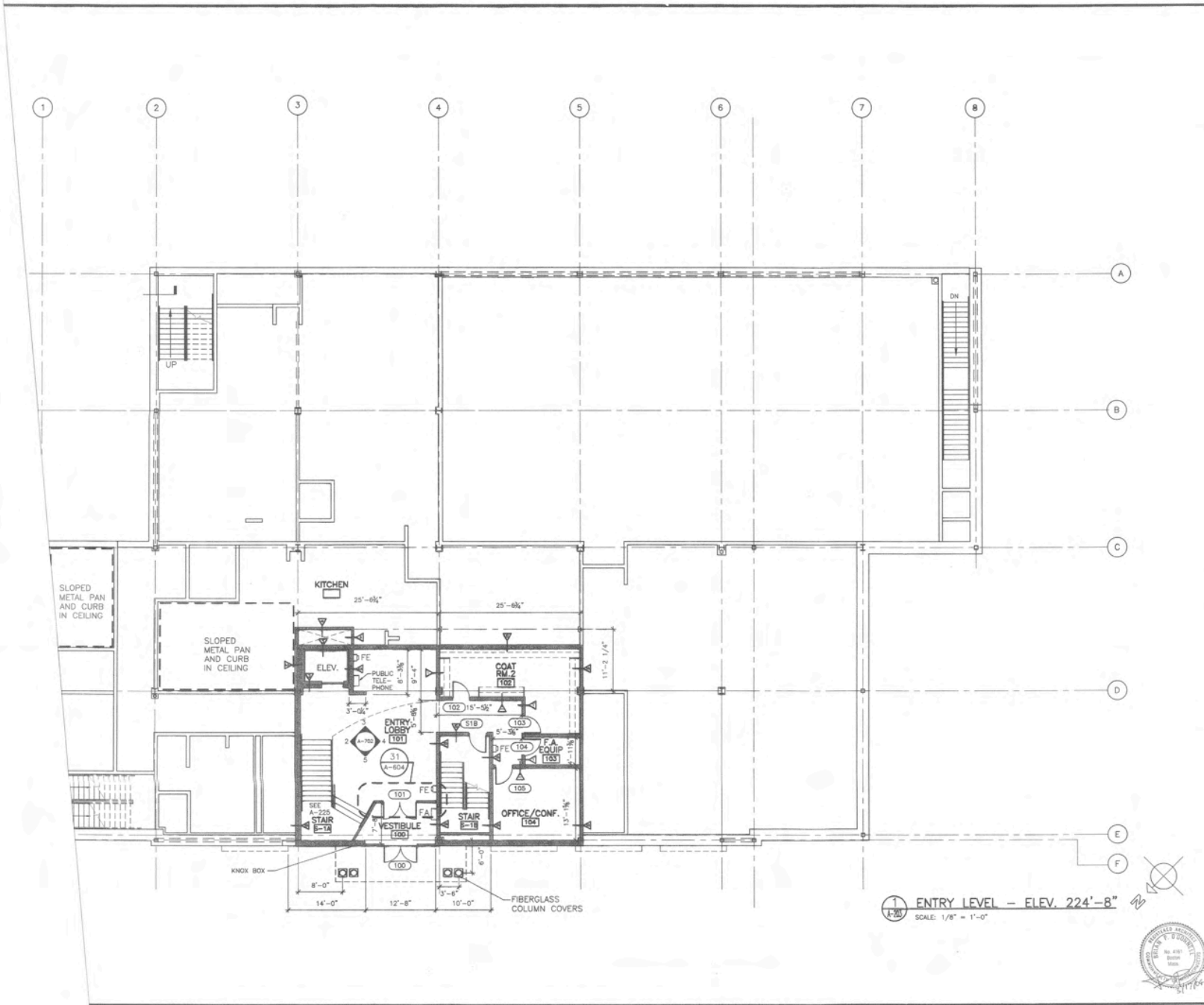
SURVEYOR:  
**ZANCA LAND SURVEYORS INC.**  
16 GLEASONDALE ROAD, SUITE 1-I  
STOW, MASSACHUSETTS 01775  
(978) 461-2395

DATE: DECEMBER 14, 2001  
REVISED: 01/02/02, 03/01/02, 10/01/02  
SCALE: 1"=40'

ENGINEER:  
**FORESITE**  
Engineering Associates, Inc.  
16 Gleasondale Road, Suite 1-1  
Stow, Massachusetts 01775  
(978) 461-3390



**FLOOR PLAN: ENTRY LEVEL**



General Notes:  
 1. AT AREAS NOTED WITH SLOPED METAL PAN, SEE SECTION 05500 FOR METAL PAN UNDER PIPES.

**ISSUED FOR CONSTRUCTION**  
**01/12/04**

5/19/03 - STAIR REVISIONS

No.	Date	Revisions

Engineer

Architect  
**BAY STATE DESIGN**  
 Bay State Design Associates, Inc.  
 Architects • Engineers  
 70 Tower Office Park  
 Woburn, MA 01801  
 Phone: 781-932-2467

Date	04/21/03	Drawn By	KAN
Scale	1/8"=1'-0"	Approved By	BPO
Project No.	2447.000	Building Permit No.	

Client  
**CLUB PORTUGUESE OF HUDSON**

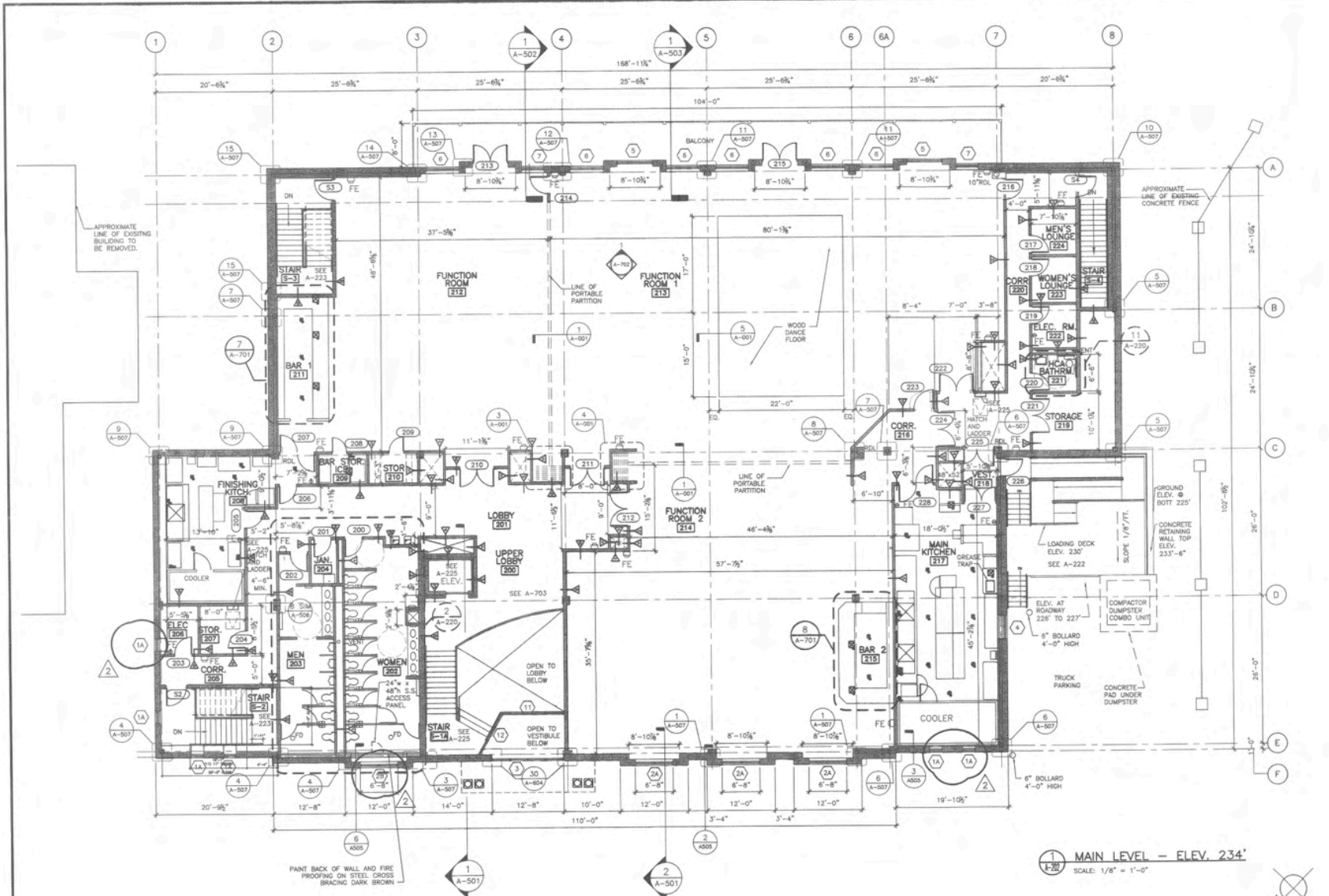
Project Location  
 13 PORT STREET, P.O. BOX 246  
 HUDSON, MA 01749

Drawing Title  
**ENTRY LEVEL FLOOR PLAN**

Drawing No.  
**A-203**



**FLOOR PLAN: MAIN LEVEL**



General Notes:

**NOTE ON KITCHEN/BARS**

1. THE MAIN KITCHEN, ROOM NO. 217 WILL BE BUILT IN ITS ENTIRETY.
2. THE FINISHING KITCHEN, ROOM NO. 208 WILL HAVE THE COOLER INSTALLED. THE FLOOR, WALL AND CEILING FINISHES ARE TO BE COMPLETED. HOWEVER, ROUGH-IN WILL BE PROVIDED FOR ALL OTHER FOOD SERVICE EQUIPMENT. TERMINATE CONDUITS/PLUMBING ABOVE THE SLAB.
3. THE BAR NO. 1, ROOM NO. 211, WILL BE BUILT IN ITS ENTIRETY.
4. BAR NO. 2, ROOM NO. 215, WILL NOT BE INSTALLED. HOWEVER, ROUGH-IN WILL BE PROVIDED. ELECTRICAL/PLUMBING LINES TO BE CAPPED BELOW THE SLAB UNDER THE BAR AREA. ELECTRICAL CONDUITS ON THE WALL ALONG COLL. LINE 6A ARE TO BE TERMINATED IN THE WALL.

**ISSUED FOR CONSTRUCTION**  
 01/12/04

01/12/03 WINDOW CLARIFICATION

5/19/03 - STAIR REVISIONS

No. Date Revisions

Engineer

Architect

**BAY STATE DESIGN** Bay State Design Associates, Inc.  
 Architects • Engineers  
 70 Tower Office Park  
 Hudson, MA 01850  
 Phone: 781-932-2467

Date	04/21/03	Drawn By	KAN
Scale	1/8" = 1'-0"	Approved By	BPO
Project No.	2447.000	Building Permit No.	

Client

**CLUB PORTUGUESE OF HUDSON**

Project Location

13 PORT STREET, P.O. BOX 246  
 HUDSON, MA 01749

Drawing Title

**MAIN LEVEL FLOOR PLAN**

Drawing No.

**A-202**





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