

FOR SALE



STUBBLEBINE
CORFAC INTERNATIONAL

290 MAIN ST

ATHOL, MASSACHUSETTS

1,852± SF Mixed-Use Building on 0.10± Acres

\$400,000

SALE PRICE

1,852 SF

BUILDING SIZE

2

STORIES

CA

ZONING

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EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY

DESCRIPTION

290 Main St is a 1,852± SF mixed-use building on Route 2A in downtown Athol, offered for sale at \$400,000. The property was renovated in 2017 with a new roof and propane heat and mini-split systems on both floors, and is served by municipal water and sewer. The ground floor is a vacant, move-in-ready retail space with slat-wall display walls, built-in service counters, and hardwood and resilient flooring throughout — well suited to a local retail or service business looking to own rather than lease. The upper level is a residential studio, currently occupied on a month-to-month lease at \$1,100/month, providing immediate income while a new owner plans their use of the ground floor. The building sits on a 0.10± acre lot zoned CA, with an accessible ramp entrance and frontage directly on Main St / Route 2A.

PROPERTY HIGHLIGHTS

- Vacant, move-in-ready ground-floor retail
- \$1,100/month residential income, month-to-month
- New roof (2017)
- Municipal water & sewer
- Located directly on Route 2A
- Residential studio, upper level, income-producing
- Renovated in 2017
- Propane heat & mini-split systems, both floors
- Accessible ramp entrance
- 1.5 miles to Route 2

PROPERTY SPECIFICATIONS

Building Size	1,852 SF
Lot Size	0.10 AC
Stories	2
Zoning	CA
Renovated	2017
Roof	New (2017)
Heating / Cooling	Propane & Mini-Splits
Water & Sewer	Municipal
Ground Floor	Vacant Retail
Upper Floor	Residential Studio
Current Rent	\$1,100 / Mo. (M-to-M)

SALE PRICE **\$400,000**

IDEAL FOR

Retail Owner-User

Local Business / Storefront

Service or Professional Office

Investor / Mixed-Use Income



EXTERIOR



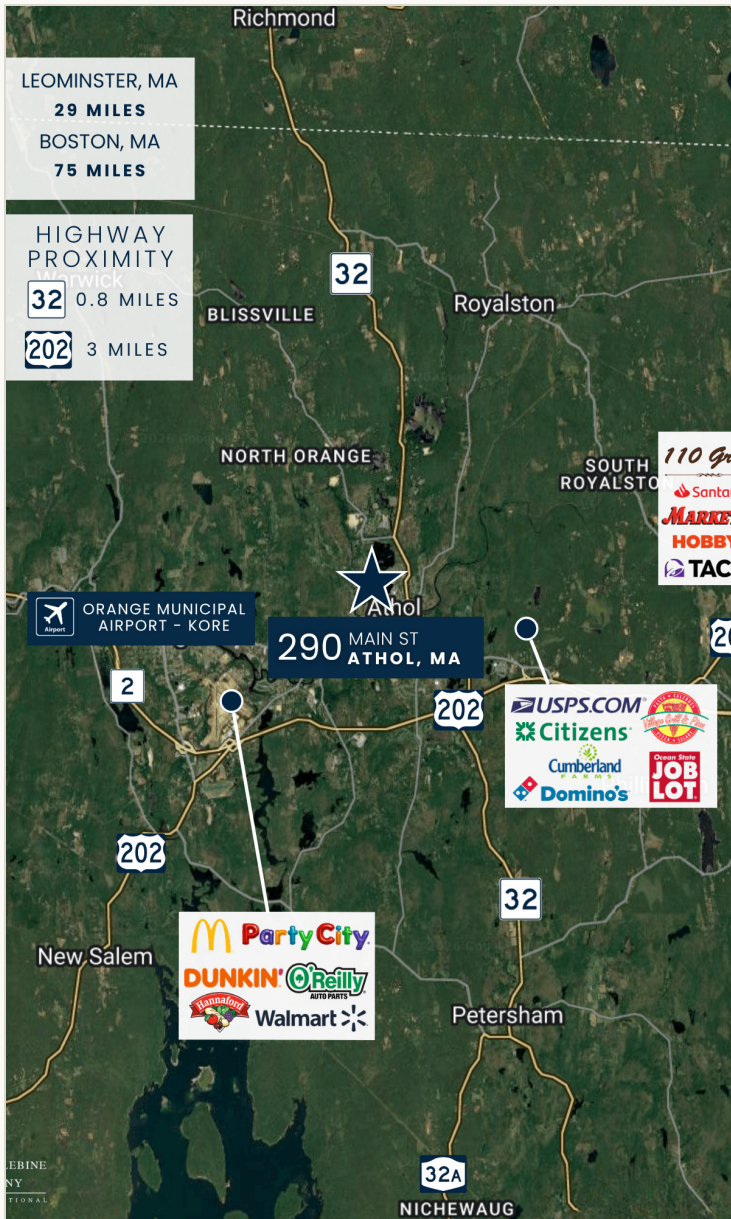
RETAIL COUNTER AREA



GROUND-FLOOR RETAIL



RETAIL / SERVICE AREA



HIGHWAY & DRIVE-TIME PROXIMITY

■ Route 2A	On-Site
■ Route 32	0.8 Mi
■ Route 2	1.5 Mi
■ Route 202	3 Mi
■ Leominster, MA	29 Mi
■ Boston, MA	75 Mi

AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	11,186	19,594	35,195
Households	4,358	7,763	13,734
Avg HH Income	\$73,925	\$75,656	\$87,654

NOTABLE COMPANIES NEARBY

Market Basket	Walmart	Hobby Lobby	
Ocean State Job Lot	Hannaford	110 Grill	
Starbucks	Dunkin'	Taco Bell	McDonald's
Party City	O'Reilly Auto Parts	Santander	
Citizens Bank	Cumberland Farms	Domino's	
USPS			

290 Main St sits directly on Route 2A in downtown Athol, 0.8 miles from Route 32 and 3 miles from Route 202, with convenient access to Route 2 and Orange Municipal Airport (KORE).



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