



aries

FOR SALE
2,960 SF BUILDING ON 1.6 AC

176 Jackson Road | Devens, MA

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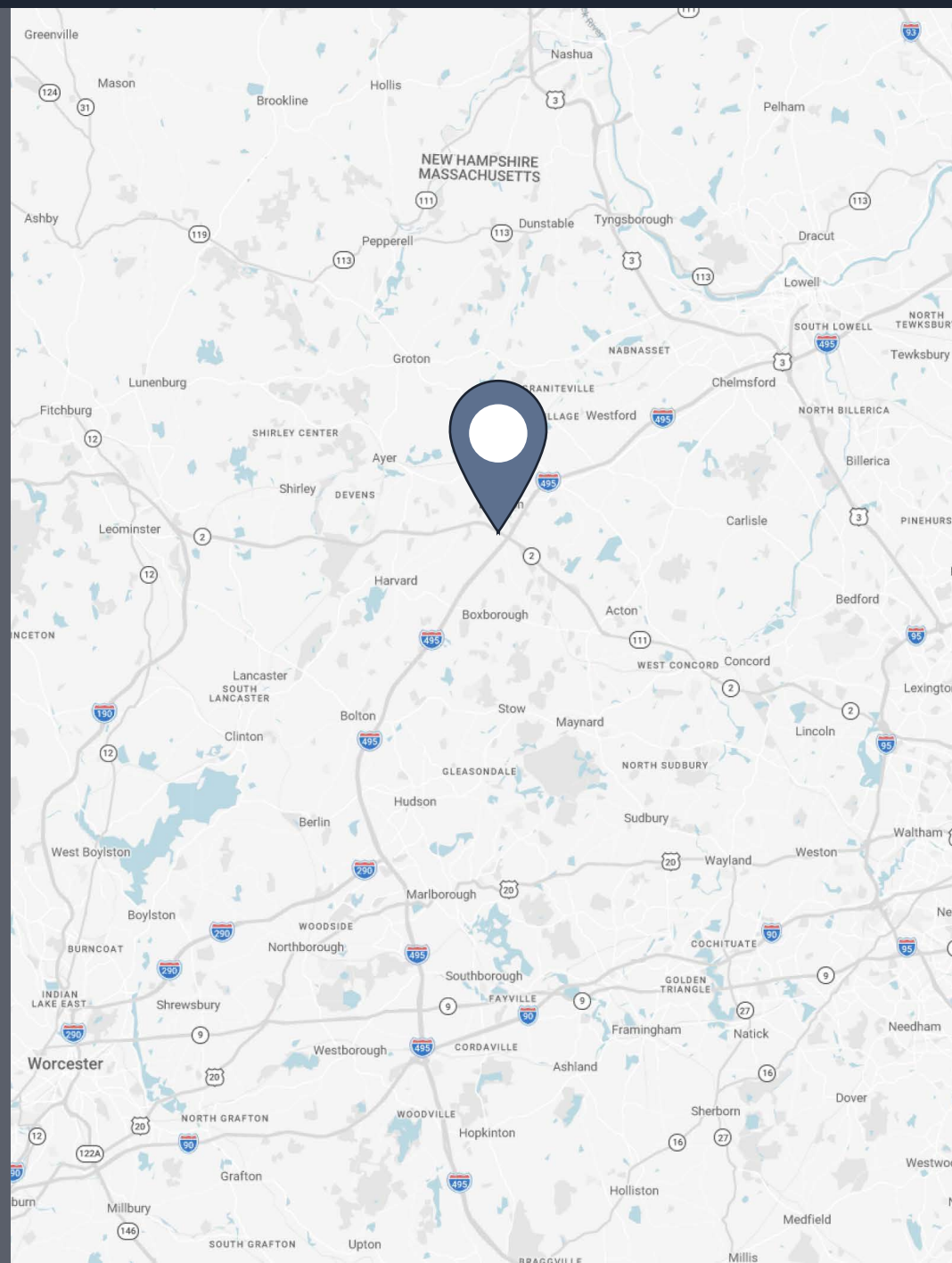
176 Jackson Rd, Devens, MA 01434

AVAILABLE

- **Building Size:** 2,960 sf building with detached garage
- **Lot Size:** 1.6 acres (combined 2 lots) with future development potential
- **Asking Price:** \$1.15m

PROPERTY HIGHLIGHTS

- Owner User/Investment Opportunity
- 1 existing tenant - 865sf, Marty's Corner Cafe & Deli w/ term through July 31, 2029
- Remaining 2,095sf consists of reception area, 4 offices, bathroom and open studio space
- Existing 2 car garage, currently rented by 2 tenants
- Adjacent lot - future development potential
- Prominent visibility on Jackson Road.
- Near Rogers Field complex, area hotels, Red Tail Golf Club
- 2 miles from Rt 2



Utility & Property Information

- **Electricity:** MassDevelopment - Devens Utilities Department
- **Natural gas:** MassDevelopment - Devens Utilities Department
- **Water:** MassDevelopment - Devens Utilities Department
- **Sewer:** MassDevelopment - Devens Utilities Department
- **Zoning:** Business & Community Services

Income

- **Marty's Corner Cafe & Deli:** Current term ends July 31, 2029, paying \$24,300/year (modified gross)
- **Parking Garage Income:** \$2,640/year (2 renters)

Expenses

- **Property Insurance:** \$3,644/year
- **Real Estate Taxes:** \$9,428/year
- **Electric:** \$1,500/year
- **Gas:** \$1,500/year
- **Water:** \$585/year

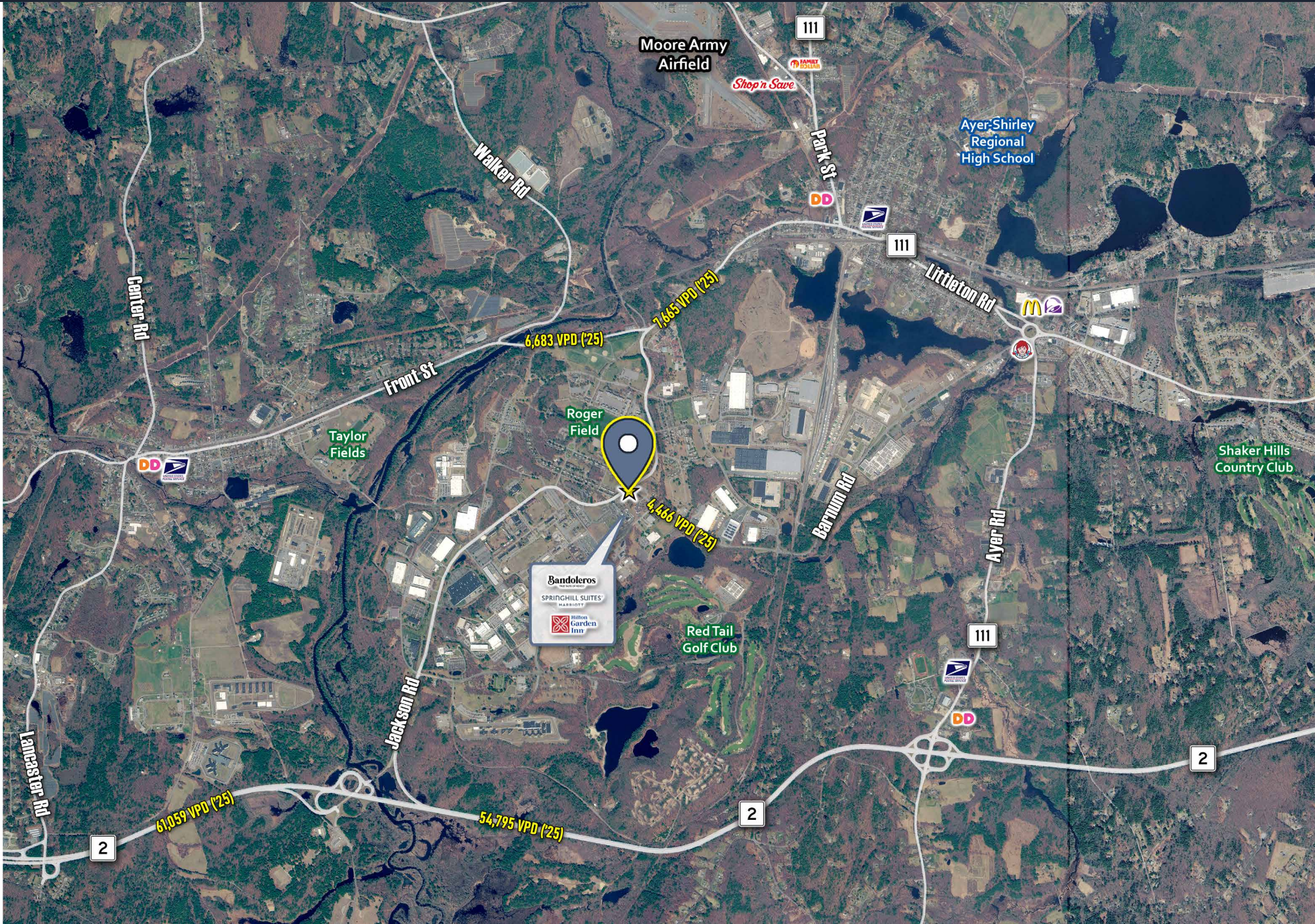
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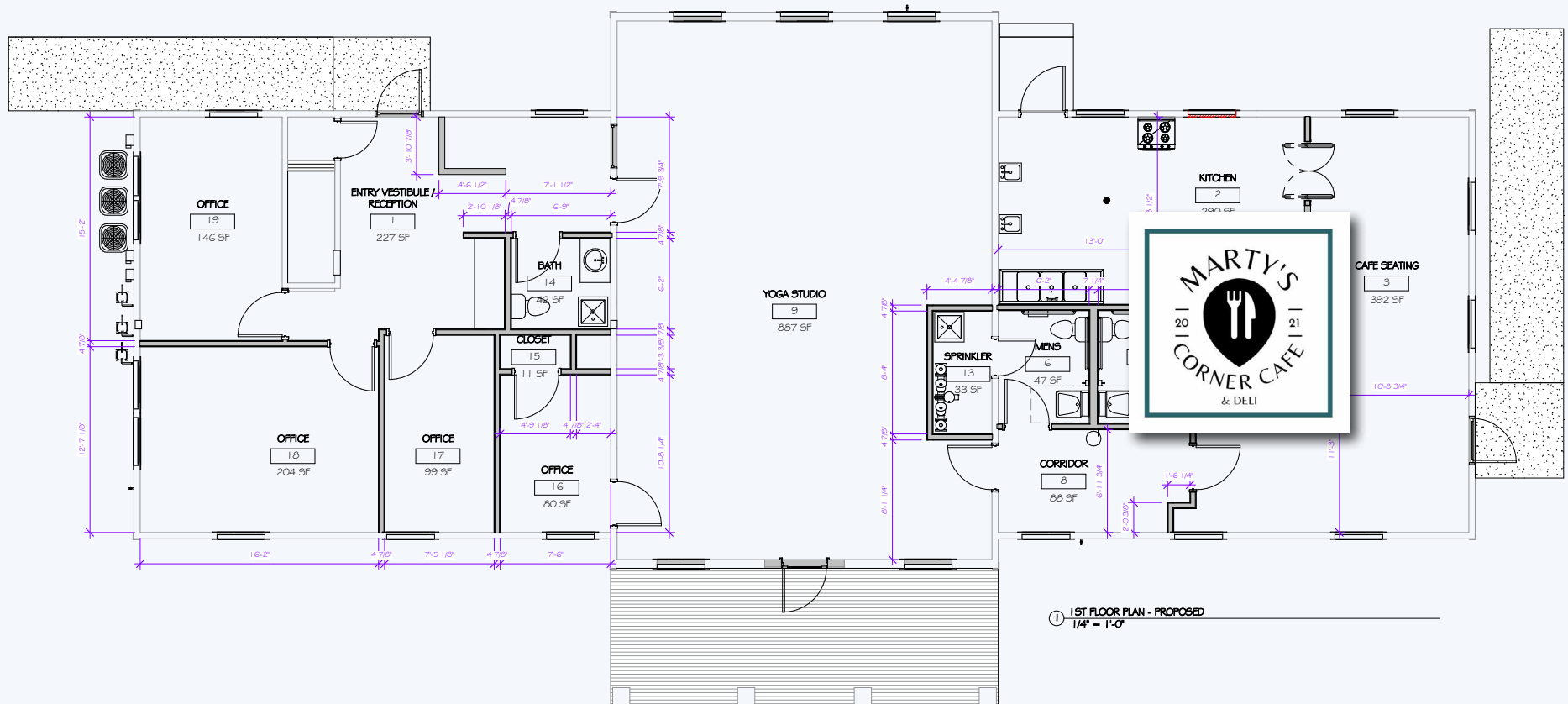
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PROPERTY PHOTOS

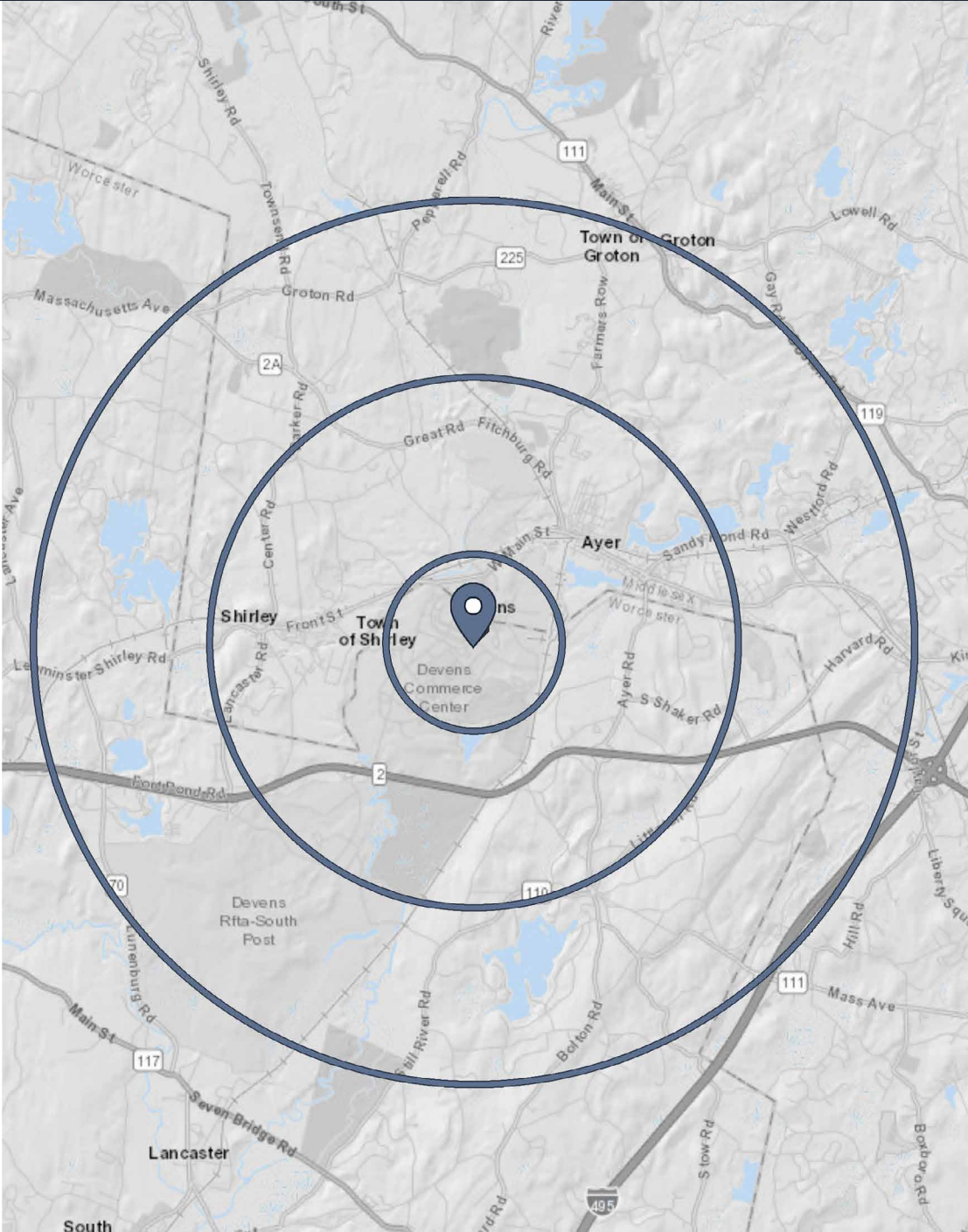








DEMOGRAPHICS



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	724	16,441	30,744
Households	190	5,325	10,689
Families	134	3,179	7,070
Average Household Size	1.82	2.48	2.52
Owner Occupied Housing Units	141	3,520	8,096
Renter Occupied Housing Units	57	1,929	2,759
Median Age	42.5	42.9	43.6
Average Household Income	\$162,311	\$153,656	\$183,235
Daytime Population	2,479	16,540	29,671