



9,536-SF HISTORIC OFFICE BUILDING FOR SALE

NAI Glickman Kovago & Jacobs

HIGHLIGHTS



LISTING PRICE: \$295,000



- BUILDING SIZE: 9,536 SF
- LOT SIZE: 13,939 SF
- ZONING: CENTRAL CORE (CC)



- FRAMING: WOOD
- SIDING: BRICK
- ROOF: ASPHALT SHINGLES | RUBBER MEMBRANE



- HEATING: FHA BY OIL | STEAM HEAT BY OIL
- ELECTRICAL: 800 AMP MAIN
- PLUMBING: (2) ADA COMPLIANT BATHROOMS
- A/C: CENTRAL AIR CONDITIONING



- LOADING DOCKS: (1) TAILGATE HEIGHT
- BASEMENT: PARTIAL | UNFINISHED



- HISTORICAL BUILDING, BUILT IN 1832
- PLACED ON NATIONAL REGISTER OF HISTORIC PLACES IN 1989

PROPERTY DESCRIPTION

Welcome to 25 Elm Street in Southbridge, Massachusetts, a 9,536 +/- SF office building. Also known as the Tiffany-Leonard House, the property is situated on the east side of Elm Street and located just south of downtown Southbridge and facing the Elm Street Fire House.

Constructed around 1832, this distinguished two-story brick structure landed on the National Register of Historic Places in 1989.

Originally commissioned for Bella Tiffany, a pivotal figure in the early 19th-century cotton milling industry, and later owned by the influential Manning Leonard, this building stands as a testament to the economic and political contributions of its esteemed occupants throughout history.



SITE PLAN

Elm Street

47-211

47-210

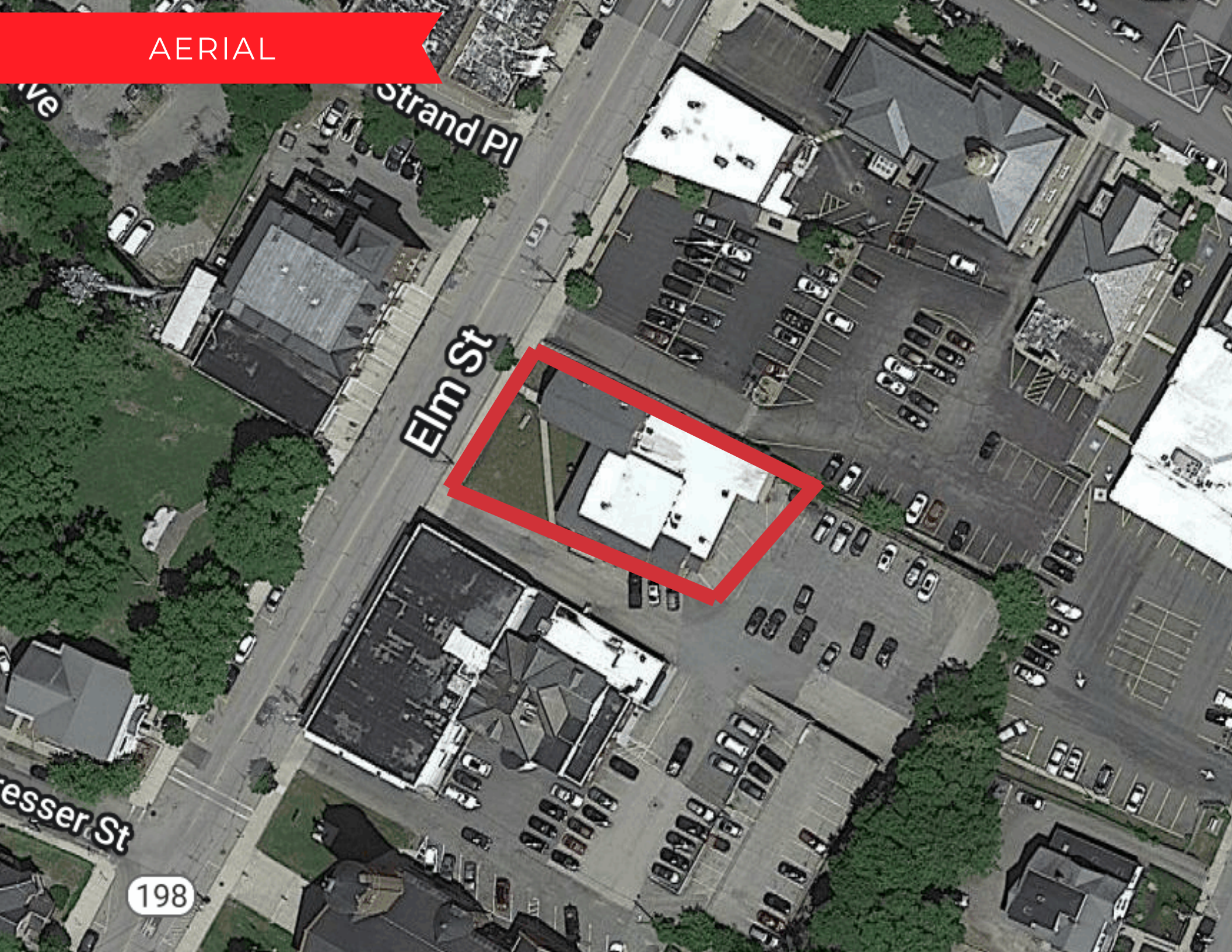
47-212

47-213

0.32

1.2

AERIAL



INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL MAP

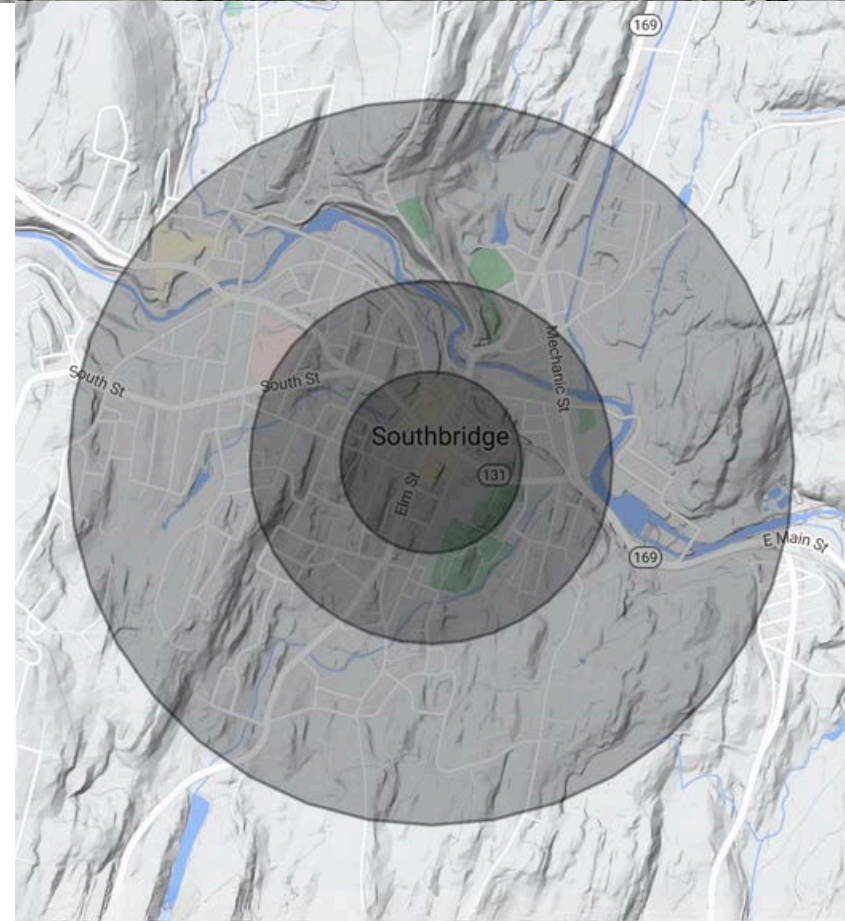


DEMOGRAPHICS



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,276	4,290	9,230
Average Age	36.6	37.1	39.1
Average Age (Male)	34.4	34.7	36.5
Average Age (Female)	38.0	38.8	40.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	581	1,973	4,134
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$45,857	\$45,104	\$52,061
Average House Value	\$205,225	\$204,339	\$206,084

* Demographic data derived from 2020 ACS - US Census



GET IN TOUCH

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