

● 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

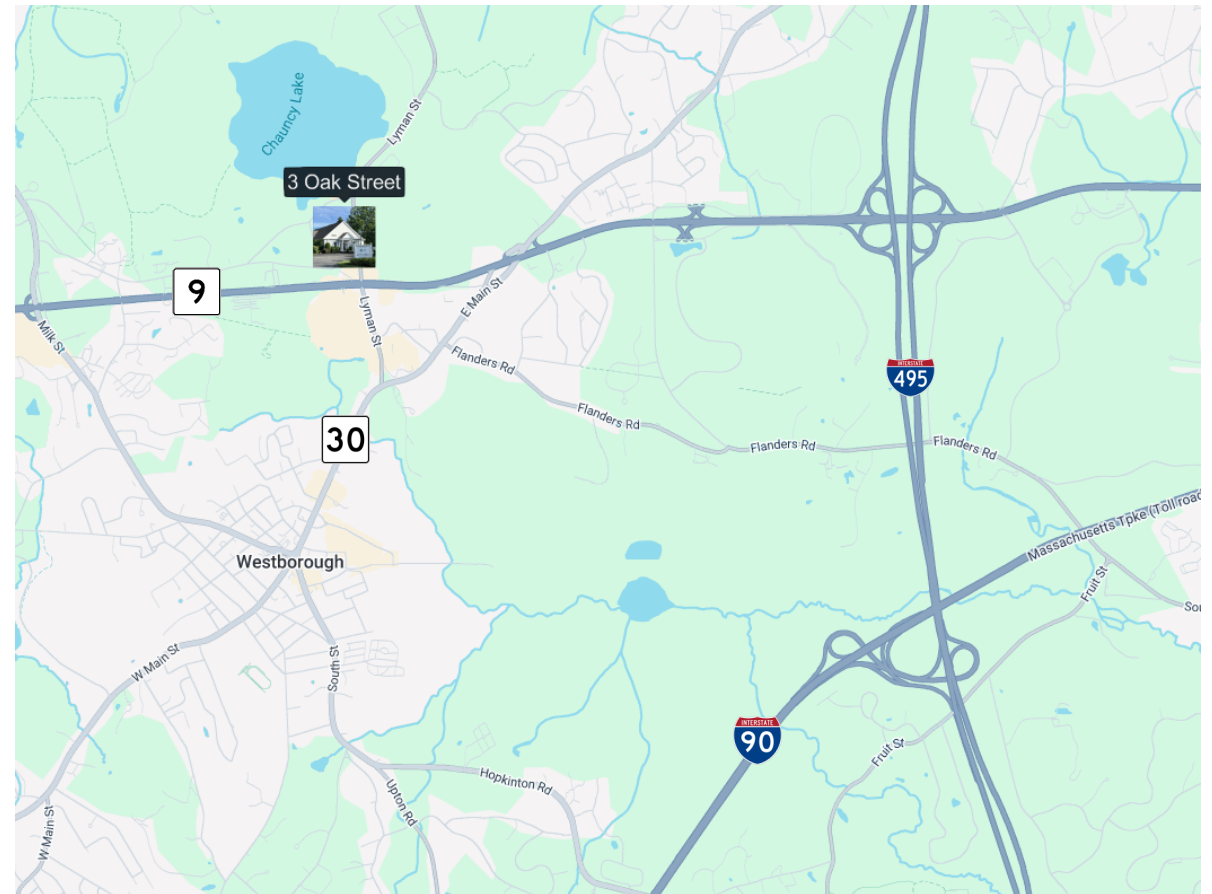
**Flexible**  
OFFICE SPACE



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# Property *summary.*

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



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# Visualize your future place of business.



## Highway Business

ZONING



## 4,240 SF

STANDALONE BUILDING



## \$1,595,000

SALE PRICE

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# 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



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# Request *a tour.*

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