



Williamsburg Commercial Property

51 GOSHEN RD
Williamsburg, MA 01096

Presented By:

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280 Bridge Street Springfield, MA 01103

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WILLIAMSBURG COMMERCIAL PROPERTY

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Executive Summary



OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$700,000 |
| Building Size: | 8,400 SF |
| Lot Size: | 1.5 Acres |
| Price / SF: | \$83.33 |
| Year Built: | 1981 |
| Zoning: | VM |

PROPERTY OVERVIEW

Highly visible commercial property currently being used as a retail store but has the flexibility to be converted to other uses. Located on the corner of Goshen Rd (Route 9) and Hyde Hill Road, the property enjoys retail visibility from both directions. The almost 9,000 square foot building is on a 1.5 acre parcel and features a street level retail space and a second floor two bedroom apartment. The longtime business can be purchased but is being sold separately from the real estate and is not included.

PROPERTY HIGHLIGHTS

- Freestanding approximately 8,400 square foot retail building.
- Located on the corner 1.5 acre parcel with good visibility.
- Street level retail space that could be converted to a variety of uses.
- Second floor two bedroom apartment.

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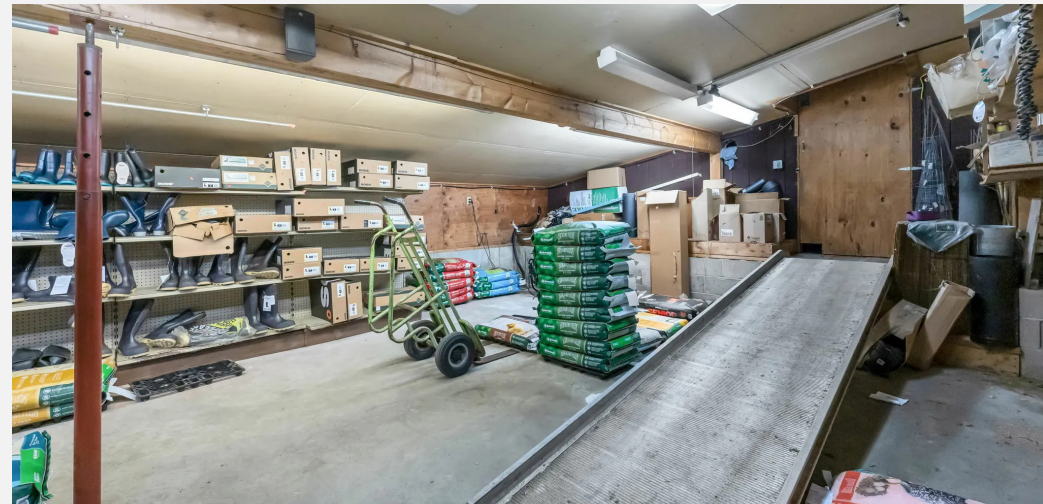
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Retail Photos



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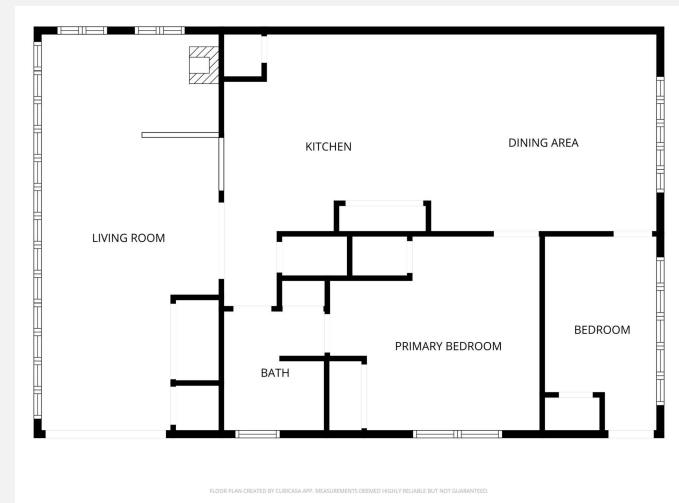
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Apartment



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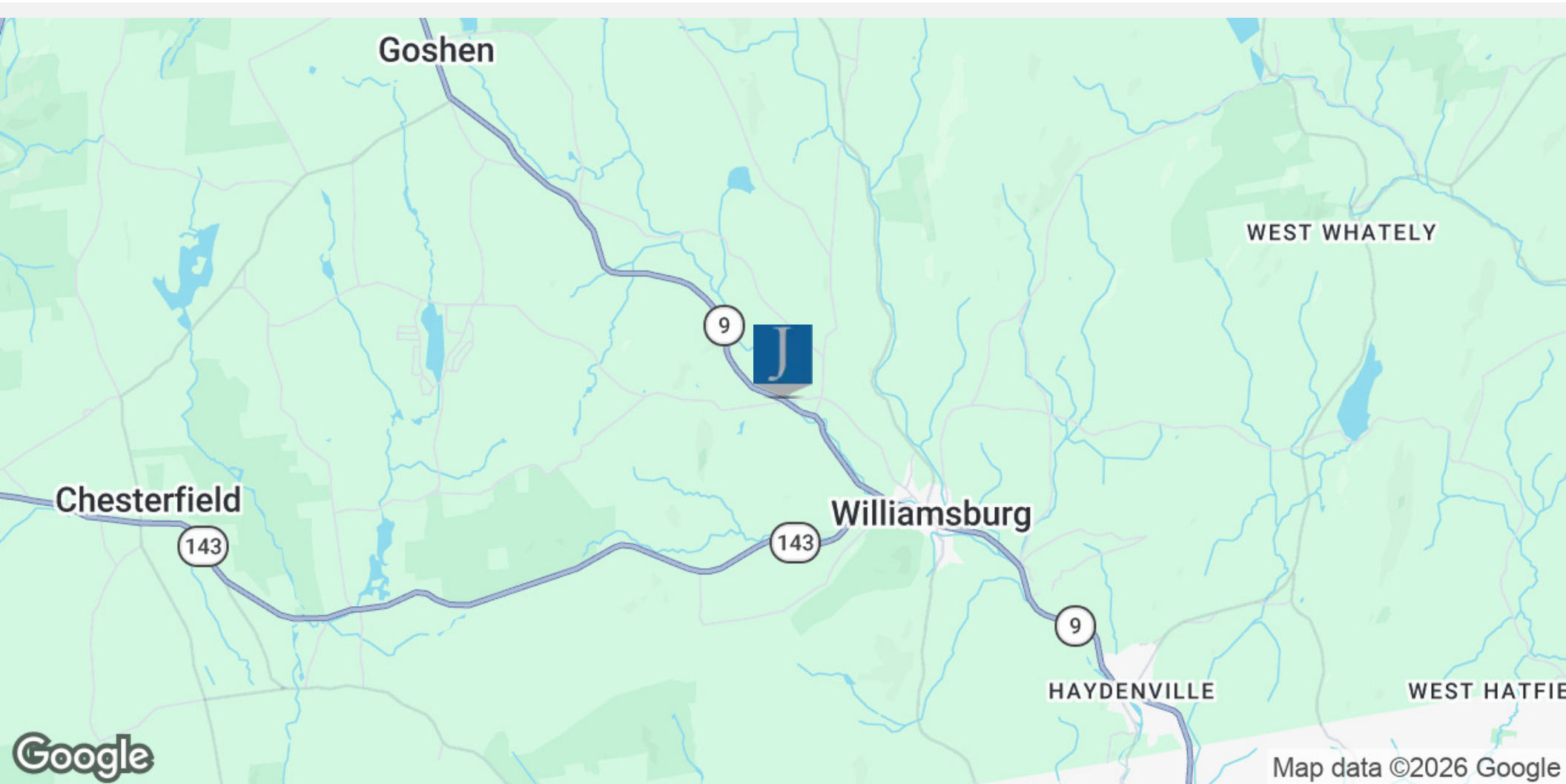
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Location Map



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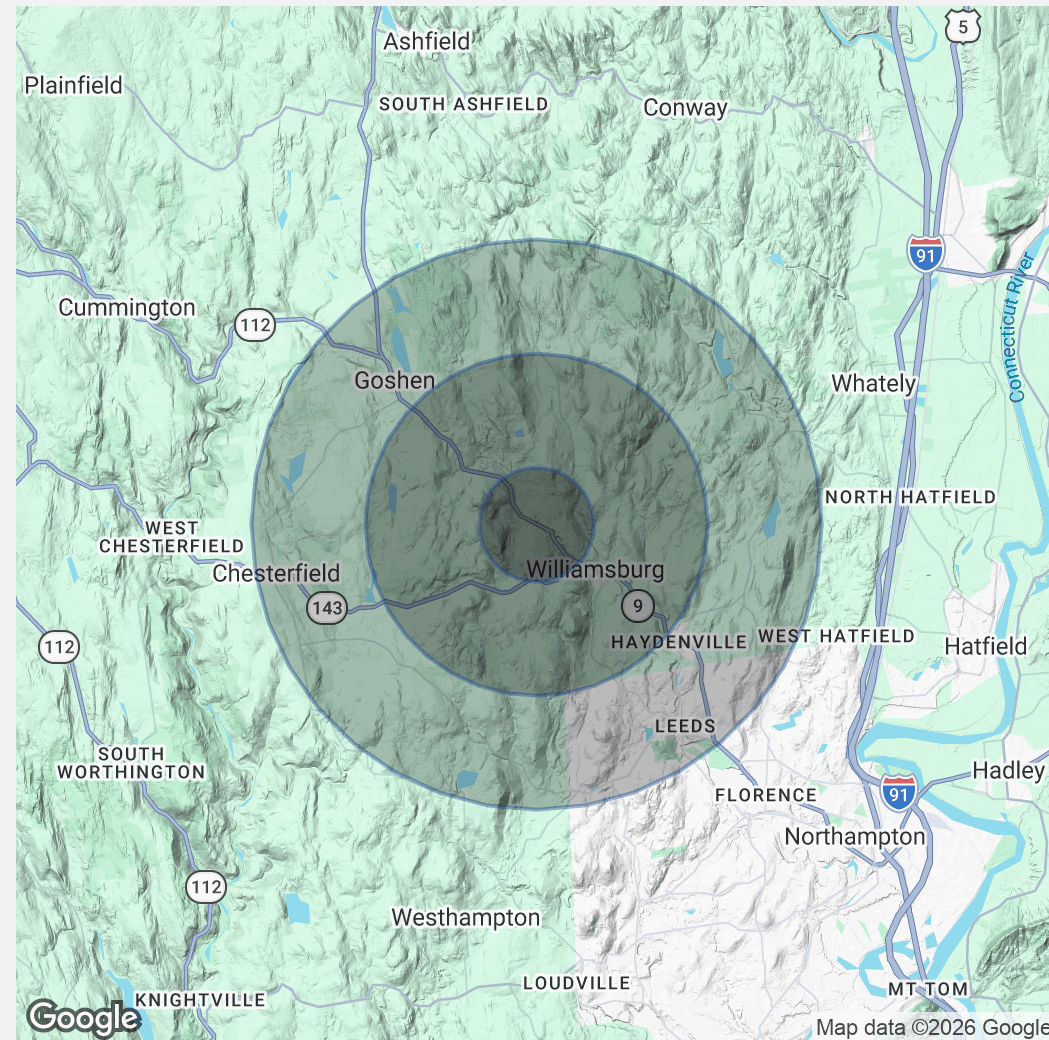
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 196 | 2,199 | 7,176 |
| Average Age | 49.3 | 50.0 | 50.6 |
| Average Age (Male) | 45.8 | 47.7 | 48.3 |
| Average Age (Female) | 50.0 | 51.1 | 53.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 85 | 932 | 2,974 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$139,373 | \$130,447 | \$124,245 |
| Average House Value | \$423,434 | \$391,157 | \$391,445 |

2023 American Community Survey (ACS)



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