



PROSPERITY
ASSOCIATES

OFFERING MEMORANDUM

OFFICE BUILDING FOR SALE



385 SOUTH STREET

Shrewsbury, Massachusetts

OFFERED AT

\$1,795,000

A pristine 6,039 SF freestanding office building on 1.69 beautifully landscaped acres — ideal for medical users or professional service firms seeking an elevated, move-in-ready presence between Route 9 and Route 20.

PRESENTED BY
Prosperity Associates Inc.

Don Mancini, Broker | Tina Mancini, Salesperson
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An Elevated Presence in Central Massachusetts

Position your business in a setting that reflects professionalism, stability, and success. This exceptional 6,039 SF freestanding office building offers a rare blend of prestige, functionality, and visibility — ideal for medical users or professional service firms seeking an elevated presence.

Originally constructed in 1954 and expanded and fully renovated in 2019, the property is in pristine, move-in-ready condition with high-end finishes throughout. Hardwood flooring, abundant natural light, and thoughtfully designed interiors create a polished and welcoming environment for both clients and staff. The building is fully handicap accessible and includes a full basement for convenient storage.

Set atop a gently rolling 1.69-acre site with prominent South Street signage and 39 on-site parking spaces, the property is strategically positioned between Route 9 and Route 20. Proudly occupied by a respected accounting firm since 2004, it reflects long-term stability and meticulous ownership.

PROPERTY HIGHLIGHTS

Building Size	6,039 sq. ft.
Lot Size	1.69 acres
Stories	Two levels + full basement
Year Built / Renovated	1954 / Expanded & fully renovated 2019
Heating	Oil forced hot air
Cooling	Central air throughout
Utilities	Public water & sewer
Parking	39 on-site spaces
Zoning	Limited Industrial
Accessibility	Fully handicap accessible



PROMINENT SOUTH STREET FRONTAGE



39 ON-SITE PARKING SPACES



WELCOMING FOYER



RECEPTION & WORKSTATIONS



PRIVATE OFFICES

Floor Plans Illustrative only — measurements approximate.

FIRST FLOOR



SECOND FLOOR



SETTING

Atop a gently rolling hill on 1.69 landscaped acres.

VISIBILITY

Prominent South Street signage between Route 9 & Route 20.

MOVE-IN READY

Pristine 2019 renovation, hardwood floors, abundant light.



PROSPERITY
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Schedule a Private Showing

Discover this exceptional opportunity in person.

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All information herein has been obtained from sources deemed reliable, but is not guaranteed. Prospective purchasers should conduct their own independent investigation.