

100 RIVER ROAD W

BERLIN, MA



3.42 ACRES

AVAILABLE WITH 3,800 SF
METAL BUILDING & 12,324 SF
BARN FOR SALE



EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3.42 ACRES AVAILABLE WITH 3,800 SF METAL BUILDING & 12,324 SF BARN FOR SALE

PROPERTY HIGHLIGHTS

- STRATEGICALLY LOCATED IN HIGH GROWTH AREA WITH CLOSE PROXIMITY TO EXIT 25 ON I-290
- LARGE PARCEL OF LAND FOR REDEVELOPMENT OR RE-USE
- COMMERCIAL VILLAGE ZONING WHICH PERMITS A VARIETY OF USES, INCLUDING RETAIL, OFFICE AND SINGLE FAMILY HOMES

OFFERING SUMMARY

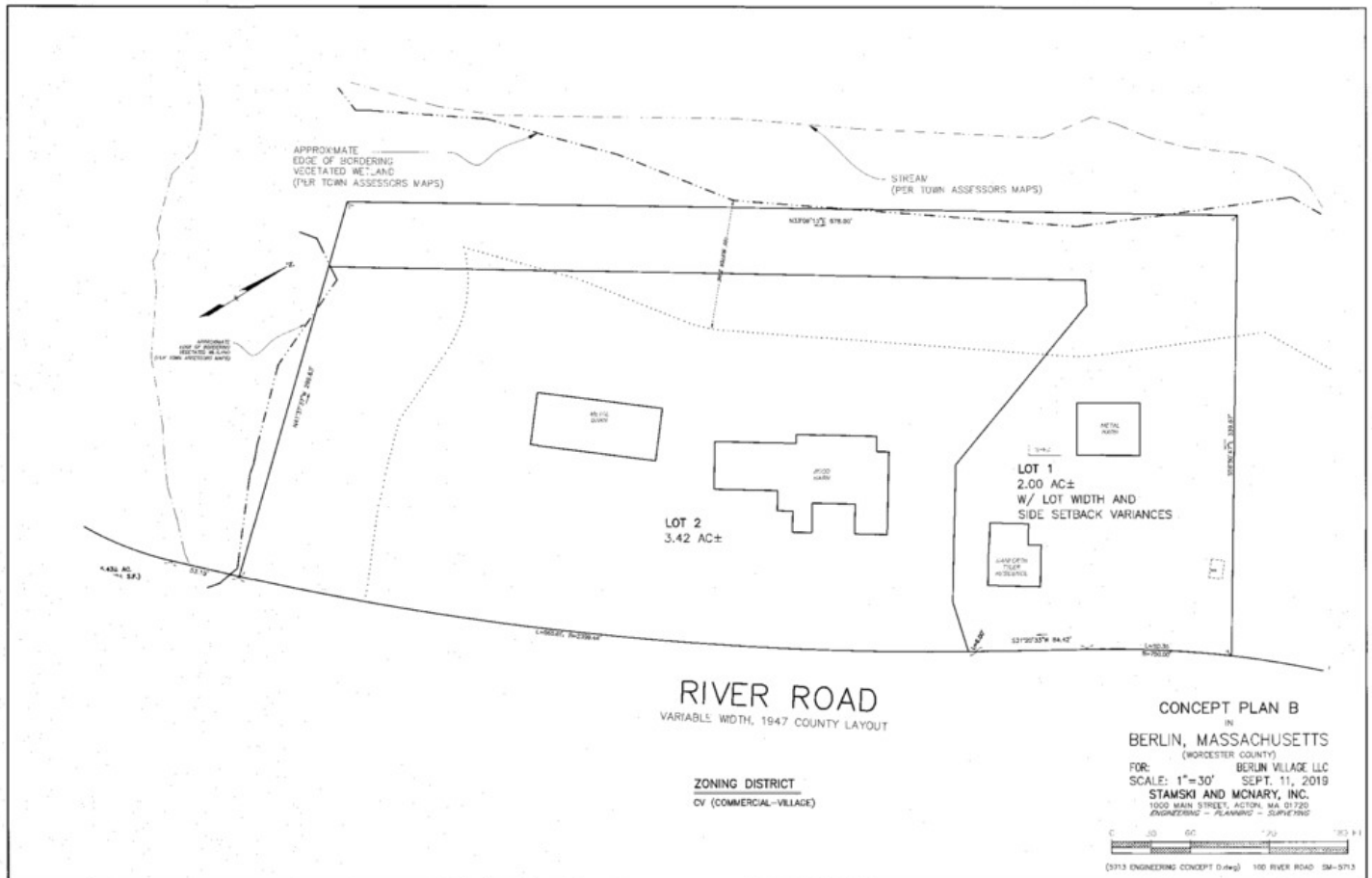
METAL BUILDING:	3,800 SF
BARN:	12,324 SF
LOT SIZE:	3.42 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	385	24,861	89,275
TOTAL POPULATION	1,032	63,982	236,317
AVERAGE HH INCOME	\$118,178	\$100,365	\$106,070

ADDITIONAL PHOTOS



CONCEPTUAL PLAN



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

THE STUBBLEBINE COMPANY
ONE CRANBERRY HILL | LEXINGTON, MD
STUBBLEBINECOMPANY.COM



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CONTACT:

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