

## RETAIL FOR SALE

# MIXED USE PROPERTY

5 Railroad Street, Townsend, MA 01469



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$462,000
<b>NUMBER OF UNITS:</b>	4
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.385 Acres
<b>BUILDING SIZE:</b>	9,493 SF
<b>ZONING:</b>	DCD (Downtown Commercial District)
<b>PRICE / SF:</b>	\$48.67

### PROPERTY OVERVIEW

Great Investment Opportunity! Mixed use building with retail, warehouse, and a residential apartment in highly visible prime location at the intersection of State Route 119 and Route 13. The property is located within the Downtown Commercial District and is surrounded by complimentary retail and restaurant facilities.

### PROPERTY HIGHLIGHTS

COASTAL LAND & COMMERCIAL GROUP AT KELLER WILLIAMS C  
603.610.8500  
750 Lafayette Rd.,  
Ste 201  
Portsmouth, NH 03801

**DUNCAN CHAPMAN III**  
Director  
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MA #147900



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office is independently owned and operated.

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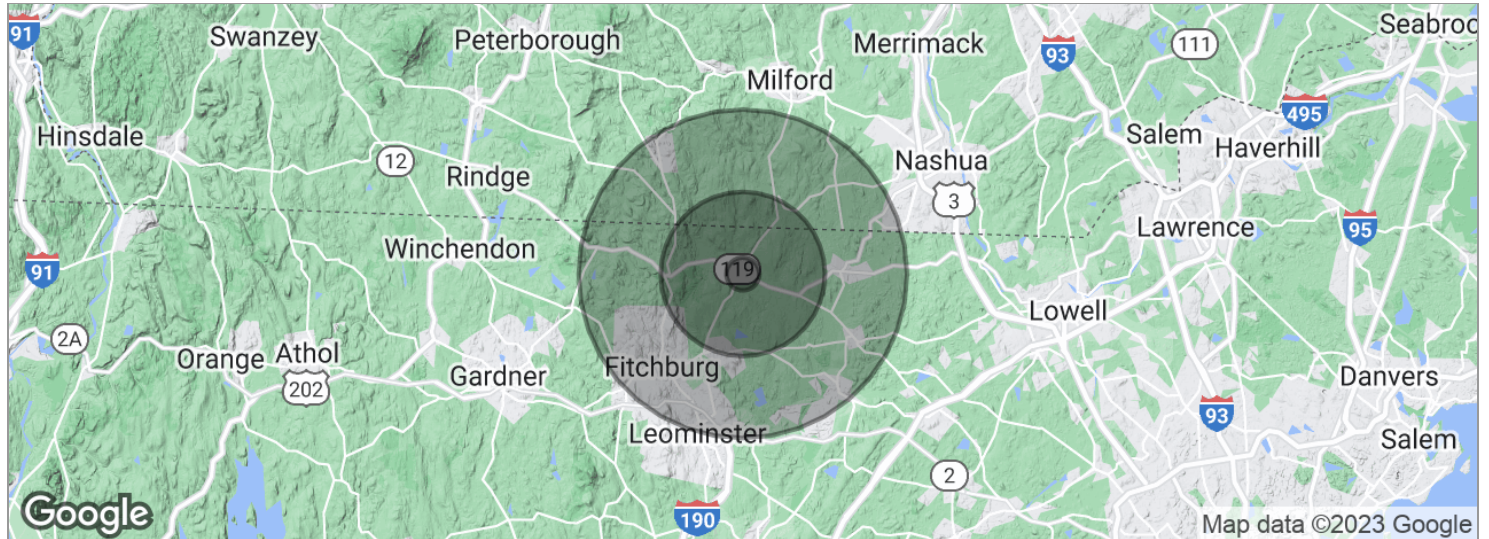


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	840	21,861	141,265
Median age	39.2	40.5	37.7
Median age (male)	36.8	38.7	36.5
Median age (Female)	41.3	42.2	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	293	7,794	51,368
# of persons per HH	2.9	2.8	2.8
Average HH income	\$84,894	\$89,254	\$79,552
Average house value		\$373,645	\$327,885

\* Demographic data derived from 2020 ACS - US Census

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