

Property Summary Report

151 Harrison St

Athol, MA 01331 - Outlying Worcester Submarket



BUILDING

Type	3 Star Industrial Manufacturing
Tenancy	Multi
Year Built	1972
RBA	110,000 SF
Stories	1
Typical Floor	105,000 SF
Ceiling Ht	13'
Construction	Masonry

LAND

Land Acres	3.62 AC
Zoning	ZII, Athol
Parcels	ATHO-000029-000001, ATHO-29 12

EXPENSES

Taxes	\$0.06/SF (2022)
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POWER & UTILITIES

Power	800a/600v 3p Heavy
Utilities	Gas - Propane, Heating - Oil (Fired), Lighting - Fluorescent, Sewer - City,

LOADING

Docks	7 ext 3 int	Drive Ins	1 tot./30' w x 12' h
Cranes	None	Rail Spots	None

AMENITIES

- Air Conditioning
- Bio-Tech/ Lab Space
- Conferencing Facility
- Security System

FOR LEASE

Smallest Space	150 SF	Office Avail	10,000 SF
Max Contiguous	110,000 SF	Industrial Avail	100,000 SF
# of Spaces	4	Total Avail	110,000 SF
Vacant	0 SF		
% Leased	100.0%		
Rent	\$16.50		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E LL	Base-ment	Industrial	Direct	50,000	50,000	110,000	Withheld	30 Days	Negotiable
P 1st	Space 1-20	Office	Direct	150 - 5,000	60,000	110,000	Withheld	30 Days	1 - 3 Years

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Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	700 - 50,000	60,000	110,000	Withheld	30 Days	Negotiable
P 1st		Office	Direct	200 - 5,000	60,000	110,000	\$16.50/FS	30 Days	Negotiable

SALE

For Sale	\$5,000,000 (\$45.46/SF)
Sale Type	Investment
Status	Active

Last Sale

Sold Price	\$720,000 (\$6.55/SF)
Date	Sep 2002
Sale Type	Owner User
Financing	Down Payment of \$12,528 (1.74%) 1st Mortgage: Wachovia Mortgage

TRANSPORTATION

Parking	30 available (Surface);Ratio of 0.29/1,000 SF
Airport	65 min drive to Worcester Regional
Walk Score	Somewhat Walkable (58)

PROPERTY CONTACTS

Sales Company	Emadeddin Muntasser 151 Harrison St Athol, MA 01331 (508) 232-7595 (p)	True Owner	Emadeddin Muntasser 151 Harrison St Athol, MA 01331 (508) 232-7595 (p)
Recorded Owner	Emadeddin Muntasser 151 Harrison St Athol, MA 01331 (978) 249-3264 (p)		

BUILDING NOTES

Currently a furniture factory.

09/25/02: Building sold to 151 Harrison St. See COMPS# WOC-51636-09-0320.

Multi-use Commercial Building offers a variety of uses..... Available spaces range from approximately 700 sq ft to 13,000 sq ft. Lease a small section or the entire property. There is office space, Manufacturing and Warehouse Space. Artisan space and even storage possibilities, Open parking lot for Tractor Trailer or RV parking. Possible rail access. Heated and unheated space. Prices from \$2.00 to \$7.00 for base rent. 600 volt, 3 phase power. 7 Loading Docks, 3 Freight Elevators and Sprinkler system. Net expenses include electric, common area maintenance and taxes.

2A to Freedom St to South St to Electric St to Harrison

SALE HIGHLIGHTS

- Cannabis Zoned - Manufacturing - Growing - Distribution - Retail
- City water and sewer - Manufacturing quality electric service
- Seven loading docks

Property Summary Report

38 S Main St - Whipps Bldg

Athol, MA 01331 - Outlying Worcester Submarket



BUILDING

Type	2 Star Industrial Manufacturing
Tenancy	Single
Year Built	1947
RBA	10,867 SF
Stories	1
Typical Floor	10,867 SF
Ceiling Ht	18'
Construction	Metal

LAND

Land Acres	1.00 AC
Zoning	NC
Parcels	ATHO-000023-000124

EXPENSES

Taxes	\$0.40/SF (2022)
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POWER & UTILITIES

Power	600a/
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TRANSPORTATION

Airport	65 min drive to Worcester Regional
Walk Score	Somewhat Walkable (53)

LOADING

Drive Ins	3 tot.	Rail Spots	None
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SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

TENANTS

Premier Supply Group	500 SF	Cma Excavation Demolition Construction	-
Quabbin Plumbing Supply	-		

PROPERTY CONTACTS

Sales Company	Colebrook Realty Services, Inc. 1441 Main St Springfield, MA 01103 (413) 781-0066 (p) (413) 732-8124 (f)	True Owner	Northampton Plumbing Supply 168 Industrial Park Dr Northampton, MA 01060 (413) 584-4250 (p)
Recorded Owner	Saerai Llc 38 S Main St Athol, MA 01331		



Property Summary Report

38 S Main St - Whipps Bldg



Athol, MA 01331 - Outlying Worcester Submarket

BUILDING NOTES

This property will be ideal for office, manufacturing or warehouse space. Conveniently located in the center of town with plenty of parking. The building features a new metal roof and heating system for system.

SALE HIGHLIGHTS

- Busy Street
- Located Near Downtown Athol, MA
- Flexible Warehouse Space

Property Summary Report

0 Brickyard - 100AC Mixed Use area for Development

Athol, MA 01331 - Outlying Worcester Submarket



LAND

Type	Residential Land
Land AC - Gross	101.40 AC
Land SF - Gross	4,416,984 SF

ZONING & USAGE

Zoning	G
Proposed Use	Apartment Units - Condo, Mixed Use, Retail, Single Family Development

TRAFFIC & FRONTAGE

Traffic Volume	8,767 on South Main Street & - (2022)
	8,702 on South Main Street & Caswell St E (2022)

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TRANSPORTATION

Airport	68 min drive to Worcester Regional
Walk Score	Car-Dependent (17)

SALE

For Sale	\$459,000 (\$4,527/AC - \$0.10/SF)
Sale Type	Investment
Status	Under Contract

PROPERTY CONTACTS

Sales Company	Four Columns Realty
	43 New Athol Rd
	Orange, MA 01364
	(978) 544-5100 (p)



Property Summary Report

460 South St

Athol, MA 01331 - Outlying Worcester Submarket



BUILDING

Type	2 Star Retail Restaurant
Tenancy	Single
Year Built	1900
GLA	3,344 SF
Stories	1
Typical Floor	3,344 SF

LAND

Land Acres	0.28 AC
Zoning	General
Parcels	ATHO-000030-000257

EXPENSES

Taxes	\$1.13/SF (2022)
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TENANTS

Black Crow Pub-grill	500 SF
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SALE

For Sale	\$425,000 (\$127.09/SF)
Sale Type	Investment or Owner User
Status	Active

Last Sale

Sold Price	\$105,000 (\$31.40/SF)
Date	Mar 2015
Financing	1st Mortgage: Hometown Bk Coop Bal/Pmt: \$78,750/-

TRAFFIC & FRONTAGE

Traffic Volume	5,819 on Carbon St & - (2018) 11,770 on Main Street & - (2022)
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TRANSPORTATION

Parking	12 available (Surface);Ratio of 3.58/1,000 SF
Airport	64 min drive to Worcester Regional
Walk Score	Very Walkable (75)


Property Summary Report

460 South St



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PROPERTY CONTACTS

Sales Company	Four Columns Realty	True Owner	Michelle R Labelle
	43 New Athol Rd		3704 S Athol Rd
	Orange, MA 01364		Athol, MA 01331
	(978) 544-5100 (p)		
Recorded Owner	Michelle R Labelle		
	3704 S Athol Rd		
	Athol, MA 01331		

BUILDING NOTES

Main building (former Eddie's restaurant established 1994). Function room new construction addition and general updates completed in 2006. Majority of business kitchen equipment removed. Small free standing vacant office/service bldg (approx. 900 SF) on common site included to be included as part of sale offering. Site provides 12 paved/lined spaces and municipal parking nearby. Property is located within sight of Ocean State Job Lot, Cumberland Farms convenience/gas, many other businesses and professionals.

SALE HIGHLIGHTS

- Huge opportunity for a turn-key restaurant/bar or other business.
- Well known property and business.