

78 Brickyard Rd

Athol, MA 01331

**Health Care Building of 2,000 SF Sold on 1/12/2024 for \$435,000
- Public Record****buyer****Athol Re Workwell Llc****seller****Goldsher Verne****vital data**Escrow/Contract: -
Sale Date: **1/12/2024**Days on Market: -
Exchange: **No**

Conditions: -

Land Area SF: **57,499**Acres: **1.32**\$/SF Land Gross: **\$7.57**Year Built, Age: **1990 Age: 34**

Parking Spaces: -

Parking Ratio: -

FAR **0.03**

Lot Dimensions: -

Frontage: -

Tenancy: -

Comp ID: **6640879**Sale Price: **\$435,000**

Status: -

Building SF: **2,000 SF**Price/SF: **\$217.50**

Pro Forma Cap Rate: -

Actual Cap Rate: -

Down Pmnt: -

Pct Down: -

Doc No: **70092-049**

Trans Tax: -

Corner: **No**Zoning: **C**Percent Improved: **80.9%**Submarket: **Outlying Worcester**

Map Page: -

Parcel No: **ATHO-000017-000022**Property Type: **Health Care****income expense data****Listing Broker****Buyer Broker****financing****1st Avidia Bank**Bal/Pmt: **\$435,000**

The Town of Athol takes no responsibility for the accuracy of the data in this report; it is generated by CoStar. We suggest interested buyers to contact the Town of Athol Building Department to determine compliance with zoning.

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73 Traverse St

Athol, MA 01331

Bar/Nightclub Building of 8,191 SF Sold on 1/22/2024 for \$170,000 - Research Complete

buyer

seller



vital data

Escrow/Contract:	-	Sale Price:	\$170,000
Sale Date:	1/22/2024	Status:	Confirmed
Days on Market:	459 days	Building SF:	8,191 SF
Exchange:	No	Price/SF:	\$20.75
Conditions:	Business Value Included	Pro Forma Cap Rate:	-
Land Area SF:	9,583	Actual Cap Rate:	-
Acres:	0.22	Down Pmnt:	-
\$/SF Land Gross:	\$17.74	Pct Down:	-
Year Built, Age:	1920 Age: 104	Doc No:	-
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	0/1000 SF	Corner:	No
FAR:	0.85	Zoning:	-
Lot Dimensions:	-	Percent Improved:	-
Frontage:	-	Submarket:	Outlying Worcester
Tenancy:	-	Map Page:	-
Comp ID:	6646118	Parcel No:	-
		Property Type:	Retail

income expense data

Listing Broker

Lamacchia Realty
14 Manning Ave
Leominster, MA 01453
(978) 534-3400
Sarah Schouler

Buyer Broker

financing