



FREESTANDING COMMERCIAL BUILDING

206 Turnpike Road

ROUTE 9 · SOUTHBOROUGH, MASSACHUSETTS

±6,865 SF

ON 2.3 ACRES · RENOVATED 2022

OFFICE / MEDICAL
RETAIL / INSTITUTIONAL
AUTO SALES / INVESTMENT

A Renovated, Flexible Freestanding Building

206 TURNPIKE ROAD
SOUTHBOROUGH, MA

A substantially renovated, standalone building on 2.3 private acres directly on the Route 9 corridor — configured for a single owner-user or up to three tenants, with an income-producing apartment and a broad slate of by-right and special-permit uses.

- **Turnkey & renovated (2022).** Three full kitchens, multiple restrooms including HC-accessible facilities, and refreshed finishes throughout the main floor.
- **Divisible for 2-3 tenants.** A flexible floor plan supports owner-occupancy or multi-tenant income, with separated entrances and common areas.
- **Income-producing apartment.** A one-bedroom apartment with a private rear entrance adds residential income or an on-site caretaker unit.
- **Privacy & separation.** Residential and commercial abutters are set well back from the building, giving the site unusual privacy for the corridor.
- **Licensed for auto sales.** The property carries a Town of Southborough Class II used-car dealer license — one of many permitted BH Highway Business uses.
- **Route 9 exposure.** Frontage on one of MetroWest's principal east-west arterials, carrying 20,000-30,000+ vehicles per day.

At a Glance

Building Area	±6,865 SF 5,752 SF measured — see plan
Lot Size	2.3 Acres
Zoning	BH — Highway Business
Parking	20+ Spaces up to 36 per site plan
Year Built / Reno	1980 / 2022
Heat / AC	Gas Forced Air / Central
Water / Sewer	Town Water / Septic
Assessment (2026)	\$1,140,400
R.E. Taxes (2026)	\$19,478

Broad Use Flexibility

BH Highway Business zoning supports office, bank, retail, medical clinic/lab, restaurant and automotive uses by right — plus veterinary, kennel, school, nursing home and other institutional uses by special permit.



REAR ELEVATION & PRIVATE APARTMENT ENTRANCE

Move-In Ready, Professionally Finished

206 TURNPIKE ROAD
SOUTHBOROUGH, MA



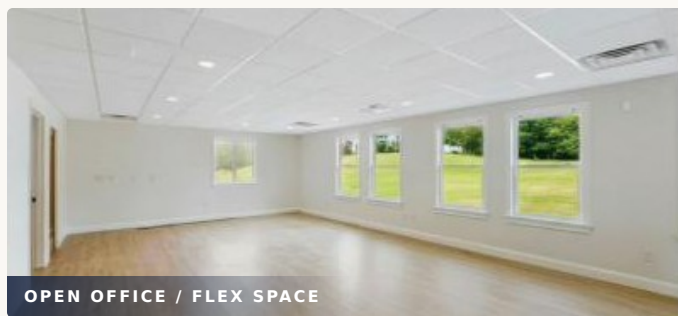
WOOD-PANELED RECEPTION & ENTRY



FULL KITCHEN



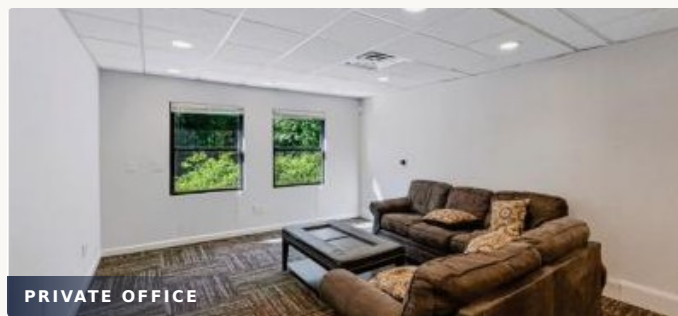
SECOND KITCHEN



OPEN OFFICE / FLEX SPACE



CONFERENCE ROOM



PRIVATE OFFICE



MEETING ROOM & BUILT-INS

The renovated interior blends a handsome wood-paneled reception with light, contemporary offices, meeting rooms and two full kitchens — well-suited to professional, medical or institutional occupancy. A rear one-bedroom apartment with private entry is not shown.



LOWER LEVEL — ±820 SF

The measured plan above (5,752 SF, CubiCasa) differs from the assessor building area of **±6,865 SF** shown elsewhere. Buyers should verify usable area independently.

Multiple entrances, three kitchens and a private rear one-bedroom apartment allow single-user occupancy or division among two to three tenants.

On the Route 9 Corridor

Directly on Route 9 in Southborough — an affluent MetroWest town midway between Framingham and Worcester, with quick reach to I-90 (Mass Pike) and I-495.

0

MIN

Direct Route 9 frontage

I-90

MASS PIKE

Nearby corridor interchange

I-495

WEST

Regional beltway access

~25

MI EAST

To Boston

Connectivity

Route 9 (Turnpike Road)	Direct frontage
I-90 / Massachusetts Turnpike	Corridor interchange
I-495	To the west
Route 30 / Route 85	Local arterials
MBTA Commuter Rail (Southborough)	Framingham/Worcester Line

The Setting

Parcel	2.3 acres (Map 28-3A)
Frontage	200'+ on Route 9
Surroundings	Wooded, set-back abutters
Trade area	Framingham – Westborough
Character	Affluent MetroWest suburb

20K–30K+

VEHICLES PER DAY

Route 9 corridor volumes in Southborough typically range between 20,000 and 30,000+ vehicles per day, delivering strong daily exposure for retail, medical and service uses.

An Affluent Trade Area

Southborough anchors one of MetroWest's most affluent submarkets — high household incomes, a family-oriented base and steady Route 9 traffic.

**5,767**

TOTAL POPULATION

**1,897**

HOUSEHOLDS

**68.9%**

FAMILY HOUSEHOLDS

**\$197.6K**

MEDIAN HH INCOME

**\$260.1K**

MEAN HH INCOME

**\$86.3K**

PER CAPITA INCOME

74.7%

HOUSEHOLDS OVER \$100K

Nearly three in four Southborough households earn more than \$100,000 per year — a demographic depth that supports premium retail, medical and professional tenants.

Demographic figures reflect the Town of Southborough / local trade area. Population and household counts, income statistics and traffic volumes are drawn from public data sources and deemed reliable but not guaranteed; buyers should verify independently.

Permitted By Right

- Office, bank, office building
- Retail sales and services (no on-site manufacturing)
- Clinic or medical testing laboratory
- Hotel or motel; restaurant (no drive-through)
- Automotive service, repair garage, gas station & automotive sales
- Newspaper, job printing and publishing

By Special Permit

- Hospital, nursing home, home for the aged
- Private school, nursery or kindergarten
- Veterinarian, animal hospital, dog kennel
- Indoor recreation / athletic facility; cultural-arts theater
- Registered marijuana dispensary (105 CMR 725.004)
- Accessory dwelling greater than 900 SF; uses over 50,000 SF

Development Standards

Min. Lot Area	43,560 SF*
Min. Frontage	200 ft
Front Setback	50 ft (75 ft on Rte 9)
Rear Setback	50 ft
Side Setback	50 ft
Max. Height	45 ft / 3 stories
Max. Floor Area Ratio	0.60

Existing Licensed Use

The premises hold a Town of Southborough Class II used-car dealer license (office plus retail auto-sales area, with designated inventory parking) — demonstrating the site's approved commercial flexibility.

*Minimum 20,000 SF exclusive of wetlands. Summary of §174-8.5 BH Highway Business District; residential dwellings must comply with RB District standards.

Zoning summarized from the Town of Southborough Zoning Bylaw §174-8.5, adopted by Town Meeting on October 27, 2025. This is a summary for marketing purposes only; the buyer is responsible for verifying all information and ensuring any intended use complies with current regulations.

EXCLUSIVE LISTING BROKER

Arrange a Tour of 206 Turnpike Road

ROUTE 9 · SOUTHBOROUGH, MASSACHUSETTS

EXCLUSIVE LISTING BROKER

Michelle Vainshtein

E michelle@metrowestcre.com

P 617.249.3993

METROWEST
COMMERCIAL REAL ESTATE

metrowestcre.com

The information contained herein is from sources deemed reliable but not guaranteed for accuracy. Buyers must do and rely solely on their own due diligence. MetroWest Commercial Real Estate represents the Seller. All areas, dimensions, assessments and zoning references are approximate and subject to independent verification.