

OFFERING MEMORANDUM

# SPENCER GREENERY

An Established Greenhouse & Garden Business with Real Estate

50 North Spencer Road · Spencer, Massachusetts · Route 31

OFFERING PRICE

**\$980,000**

TOTAL SITE

**±5.11 Acres**

3 ANR Lots

IMPROVEMENTS

**3 Bldgs +  
5 Greenhouses**

SEASON / FINANCIALS

**±4 Month**

On Request

OPTIONAL — SUBJECT TO SEPARATE NEGOTIATION

**52 North Spencer Road + ±8 Acres May Be Available for Additional Consideration**

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## EXECUTIVE SUMMARY

Spencer Greenery is a rare opportunity to acquire an established, owner-operated seasonal greenhouse and garden business together with its operating real estate at 50 North Spencer Road (Route 31) in Spencer, Massachusetts. Offered at **\$980,000**, the offering comprises three newly approved ANR lots totaling **5.11 acres** — endorsed by the Spencer Planning Board on June 16, 2026 — together with a single-family residence, detached garage, accessory building, five operating greenhouse structures, and paved asphalt parking and driveway. Two additional greenhouse structures may also convey and are available for relocation by a new owner.

The business is operated exclusively by its two current owners, both of whom dedicate their working year to Spencer Greenery. Critically, **all of their income is earned within a single ±4-month growing and retail season** — leaving the balance of the year entirely free of operational demands. This seasonal concentration is the defining characteristic of the business model and is a central consideration for any prospective purchaser evaluating income potential, lifestyle fit, or expansion opportunity.

The offering also includes two vacant land parcels (Lots 1 and 2) that meet the Town of Spencer's RR district dimensional minimums and provide meaningful optionality for expansion, development, or future resale.

### 52 NORTH SPENCER ROAD — OPTIONAL PARCEL

The residence and approximately 8 additional acres at 52 North Spencer Road are not included in this offering but **may be available to a qualified purchaser for additional consideration**, subject to separate negotiation and an acceptable timeline. Inquire with the listing advisors.

OFFERING PRICE

**\$980,000**

ANR LOTS / TOTAL ACREAGE

**3 Lots / 5.11 Ac.**

PERMANENT STRUCTURES

**3 Bldgs + 5 GH**

INCOME SEASON

**±4 Months / Yr.**

Financial summaries are available to qualified purchasers following prequalification — contact the listing advisors. Figures provided by the seller; prospective purchasers should independently verify all financial information prior to any purchase decision.

## BUYING SCENARIOS & INVESTMENT HIGHLIGHTS

### 1

#### Lifestyle Business Owner

Live in the on-site residence and operate Spencer Greenery as a going concern. The current owners generate all of their annual income within roughly four months — freeing the rest of the year entirely. A new owner-operator could extend the season, expand greenhouse capacity onto Lots 1 or 2, or develop wholesale relationships to grow income from the existing infrastructure. The business is turn-key: five greenhouse structures, established customer base, and Route 31 visibility are all in place.

### 2

#### Reposition / Develop the Lots

Hold the improved Lot 3 — with the residence, structures, and operating business — while pursuing development or sale of Lots 1 and 2 (1.6382 and 1.5945 acres respectively, each meeting RR district minimums). Subject to permitting and wetlands review, these lots may support additional residential or agricultural uses. Lot proceeds could partially offset the purchase price while the operating business continues on Lot 3.

### 3

#### Full Site Redevelopment

The 5.11-acre ANR assemblage — with Route 31 / North Brookfield Road frontage, three existing structures, and a clean post-ANR title position — offers a platform for comprehensive redevelopment. If the 52 North Spencer Road parcel becomes available, the combined land position could approach **±13 acres** of contiguous acreage — a significant assemblage for the region.

#### ◆ All Income Earned in ±4 Months

Both owners are full-time during the season — and only the season. The balance of the year is free of operational demands, with minimal carrying costs.

#### ◆ Turn-Key Growing Operation

Five operating greenhouse structures plus two additional that may convey. Established customer base and Route 31 retail visibility in place.

#### ◆ Three ANR Lots — Board Endorsed

Spencer Planning Board endorsement dated June 16, 2026. Three lots totaling 5.11 acres. Lots 1 and 2 are vacant and meet RR district minimums.

#### ◆ Three Permanent Structures on Lot 3

Residence (3BR/2BA, 2,132 SF), detached garage, and vaulted-ceiling accessory building — all included with Lot 3.

#### ◆ Route 31 Frontage & Visibility

Direct frontage on North Spencer Road / Route 31 at the North Brookfield Road intersection — high visibility, difficult to replicate in this market.

#### ◆ Recognized Mixed-Use Character

The Town of Spencer's assessment records identify the property as mixed-use primary residential and commercial, reflecting the long-standing combined use on site.



**PROPERTY PHOTOGRAPHY**



*Spencer Greenery site — greenhouse complex, asphalt parking, residence, and stream corridor. North Spencer Road at right.*



*Five greenhouse structures and the Spencer Greenery growing & retail operation*



*Residence, detached garage and accessory building on Lot 3*



*Western lot lines — stream corridor adjacent to Lots 1 and 2*



*Residence and accessory building, viewed from above the greenhouse complex*

## PROPERTY & SITE OVERVIEW

LOT	AREA	USE	IMPROVEMENTS
<b>Lot 1</b>	1.6382 ac. (71,359 SF)	Vacant land	None
<b>Lot 2</b>	1.5945 ac. (69,456 SF)	Vacant land	None
<b>Lot 3</b>	1.8775 ac. (81,782 SF)	Operating / Improved	Single-family residence; detached garage; accessory building; 5 greenhouse structures (plus 2 additional that may convey); asphalt parking & driveway — 12,723 SF bldg. coverage (15%)
<b>Total</b>	<b>5.11 ac.</b> <b>(222,597 SF)</b>		

### Residence — 50 North Spencer Road

The single-family residence on Lot 3 is a 2-level, 3-bedroom, 2-full-bath home built in 1960 with 2,132 SF of finished living area and an unfinished basement. The Town of Spencer's assessor records designate the property as mixed-use (primary residential and commercial), consistent with its long-standing combined use.

STYLE <b>Conventional</b>	LEVELS <b>2</b>	YEAR BUILT <b>1960</b>	USE CLASS <b>Mixed Use (Res/Comm)</b>
BEDROOMS <b>3</b>	FULL BATHS <b>2</b>	TOTAL ROOMS <b>6</b>	TOTAL AREA <b>3,436 SF</b>
LIVING AREA <b>2,132 SF</b>	BASEMENT <b>676 SF Unfinished</b>	HEAT <b>Forced Air / Oil</b>	EXTERIOR <b>Vinyl Siding / Gable</b>

### Survey Reference

ANR Plan of Land, 50 & 52 North Spencer Road — prepared by DGC Engineering & Survey, Inc. (Jason D. Dubois, P.E., MA Lic. No. 48724; Jeremy S. Croteau, P.L.S., MA Lic. No. 48722), Project No. 26-131, dated April 20, 2026. Endorsed by the Spencer Planning Board on June 16, 2026 pursuant to M.G.L. Chapter 41, Section 81P. Pending recording at the Worcester County Registry of Deeds.

## THE BUSINESS — SPENCER GREENERY

Spencer Greenery is an owner-operated retail nursery and garden business on Lot 3, supported by five greenhouse structures, an asphalt parking lot, and direct Route 31 access. The business has cultivated durable customer relationships within the Central Massachusetts market over its years of continuous operation.

### THE DEFINING FEATURE: ALL INCOME EARNED IN ±4 MONTHS

Both current owners are full-time participants in Spencer Greenery — and their entire annual income is generated within a single **±4-month growing and retail season**. Outside of that window, the business carries minimal operational demands and overhead. This is not an incidental characteristic; it is the core of the lifestyle business model. A new owner who chooses to extend the season, add product lines, or develop wholesale accounts would do so building on an already-established customer base and physical infrastructure — not starting from zero.

### Financial Overview

METRIC	NOTES
Annual Net Income	Available to qualified purchasers following prequalification — contact the listing advisors
Operating Season	±4 months annually — concentrated spring / early-summer retail season
Ownership Structure	Owner-operated; both principals work full-time on site during the season
Greenhouse Structures	5 in active operation; 2 additional may convey and are available for relocation by new owner
Going-Concern / Goodwill	Available to qualified purchasers following prequalification

### Growth Considerations

Two additional greenhouse structures beyond the five in active operation may convey with the property and are available for relocation on site. Lots 1 and 2 — vacant and ANR-approved — provide an adjacent expansion footprint for additional growing capacity, subject to permitting and wetlands review. The property's Route 31 frontage also supports agritourism, CSA, or farmers' market-style revenue models that could complement or replace the existing nursery format.

Financial information is provided by the seller and has not been independently verified. Net income as reported reflects an owner-operator structure and does not include an implied market-rate return on the land or structures. Prospective purchasers should review underlying financial records as part of independent due diligence.

## RESIDENCE & STRUCTURES — PHOTOGRAPHY

The three permanent structures on Lot 3: main residence (3BR / 2BA / 2,132 SF), detached garage, and a vaulted-ceiling accessory building currently used for storage.



*Residence — living room*



*Residence — kitchen*



*Residence — kitchen / dining*



*Residence — bedroom*



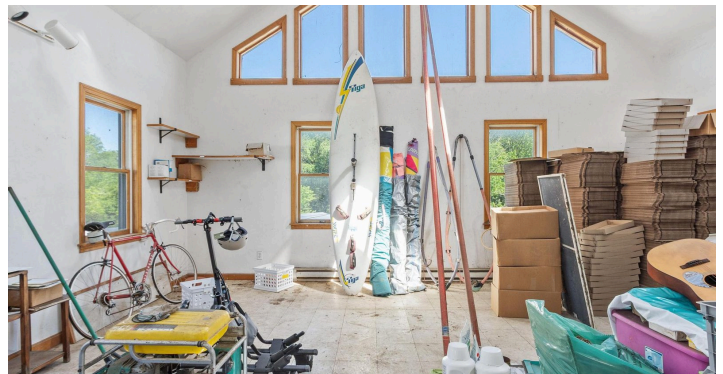
*Residence — bathroom*



*Residence — family room*



*Accessory building — vaulted ceiling, skylights & windows*



*Accessory building — flexible space currently used for storage*

## ZONING & CONVEYANCE NOTES

### Zoning — RR (Rural Residential)

All three lots lie within the Town of Spencer's RR district. Each lot has been configured to meet the district's minimum dimensional requirements.

MIN. LOT AREA	MIN. FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
60,000 SF	200 FT	55 FT	25 FT	25 FT

### ANR PLAN — REQUIRED DISCLOSURES

The following language appears on the endorsed plan and is reproduced verbatim: *"No determination of compliance with zoning requirements has been made or intended." "Endorsement by the Planning Board does not guarantee that any of the lots shown on this plan are buildable lots."* Prospective purchasers should conduct independent zoning and title due diligence prior to closing.

### Wetlands

A stream and associated wetland resource area traverses the westerly portions of Lots 1 and 2, as depicted on the ANR Plan. Any future site work within 100 feet of jurisdictional wetland resource areas is subject to review under the Massachusetts Wetlands Protection Act and may require a Notice of Intent with the Spencer Conservation Commission. Prospective purchasers should obtain their own wetlands delineation and environmental review as part of any offer or purchase.

### What Is Included / Excluded

INCLUDED — THIS OFFERING (\$980,000)	EXCLUDED
Lots 1, 2 & 3 per the endorsed ANR Plan (5.11 ac.)	52 North Spencer Road and its ±8 accompanying acres (may be available separately — inquire with listing advisors)
Residence, detached garage & accessory building on Lot 3	Personal property unrelated to business operations, unless separately negotiated
Five greenhouse structures; two additional may convey for relocation	
Asphalt parking & driveway; Spencer Greenery business as a going concern	

The ANR Plan (Project No. 26-131) was endorsed by the Spencer Planning Board on June 16, 2026 pursuant to M.G.L. Chapter 41, Section 81P and is pending recording at the Worcester County Registry of Deeds.

## CONTACT & TOURING INFORMATION



### TOURING REQUIREMENTS

All property tours require **prequalification** and a minimum of **2 business days' advance notice**. Please contact the listing advisors below to initiate the prequalification process and schedule a showing. Financial summaries are made available to qualified purchasers upon completion of prequalification.

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## CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by BA Property & Lifestyle Advisors, in association with Rubric Commercial LLC, solely for informational purposes and does not constitute an offer to sell, or a solicitation of an offer to buy, the subject real property or business. The information herein — including information sourced from the seller, the Town of Spencer's public assessment records, and the ANR Plan of Land prepared by DGC Engineering & Survey, Inc. — has been obtained from sources believed to be reliable, but no representation or warranty is made as to its accuracy or completeness.

All financial information has been provided by the seller and has not been independently verified. Prospective purchasers are strongly encouraged to conduct independent due diligence — including physical inspection of the property, review of actual business financial records, legal review of title, zoning, wetlands, and other encumbrances, and consultation with qualified legal, tax, and financial advisors — prior to making any purchase decision. Net income as reported reflects an owner-operator structure and does not include an implied market-rate return on the land or structures.

The ANR Plan of Land (Project No. 26-131) was endorsed by the Spencer Planning Board on June 16, 2026 and is pending recording at the Worcester County Registry of Deeds. Lot lines, areas, and building coverage figures are drawn from the endorsed plan.

The reference to 52 North Spencer Road as potentially available for separate purchase is for informational purposes only. No representation is made as to availability, pricing, or timeline. 52 North Spencer Road is excluded from this offering in its entirety.

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