

MULTI-FAMILY / MIXED USE



PRICED AT: \$899,000

KW COMMERCIAL | NORTH CENTRAL
670 Mechanic Street
Leominster, MA 01453



Each Office Independently Owned and Operated

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PROPERTY DESCRIPTION

480 WATER STREET



Multi-Family / Mixed Use Property Route 12

Unlock the potential of this highly visible commercial property located on Route 12, one of Fitchburg's primary commercial corridors. Situated next to a recently acquired 15-acre site planned for multifamily development, this property offers investors and developers an opportunity to create commercial amenities that serve a growing residential population.

Whether repositioning the existing building or planning future improvements, this property provides flexibility, visibility, and long-term upside.

Property Highlights

- 16,356 SF Commercial Building
- 2 Parcels Totaling 2.45 Acres
- Excellent Route 12 Visibility
- Approximately 35 Parking Spaces
- Adjacent Growth Opportunity

PROPERTY PHOTOS

480 WATER STREET



480-Water-Street-Dollhouse-View



City of Fitchburg, MA

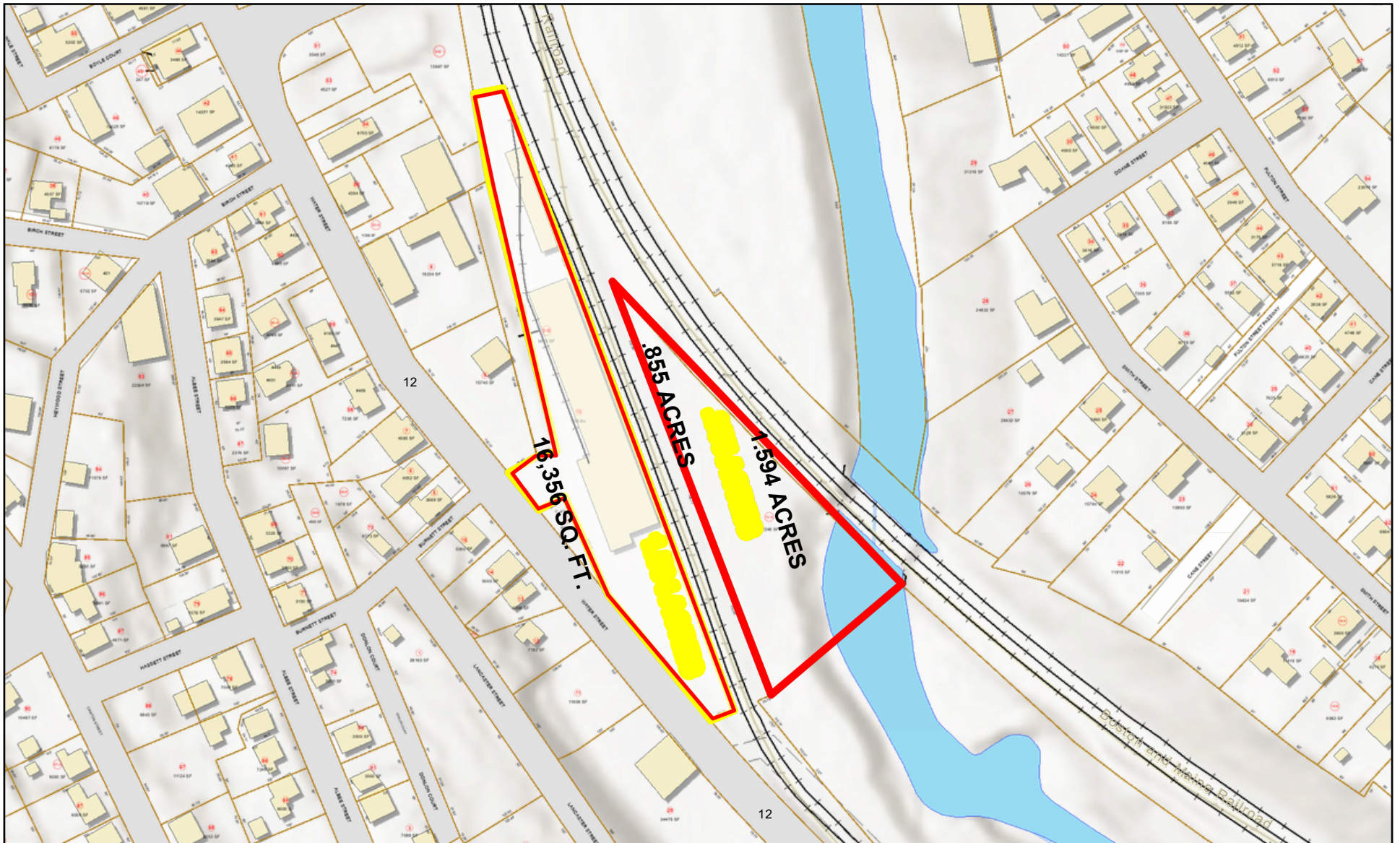
1 inch = 170 Feet



July 29, 2025

www.cai-tech.com

0 170 340 510



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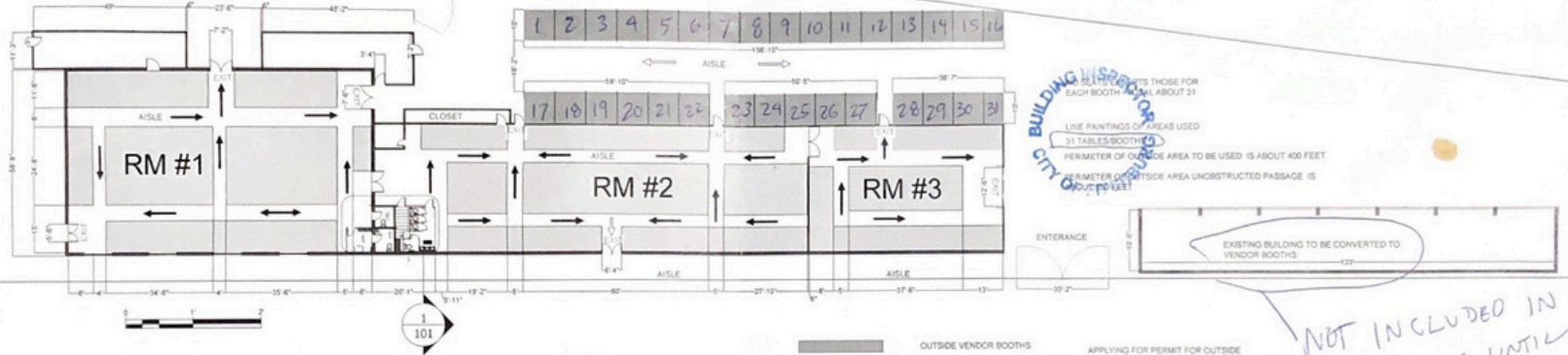
FLOOR PLAN

480 WATER STREET



WATER STREET

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BUILDING VENDOR BOOTH
LINE PAINTINGS OF AREAS USED
31 TABLES/BOOTH
PERIMETER OF OUTSIDE AREA TO BE USED IS ABOUT 400 FEET
PERIMETER OF OUTSIDE AREA UNOBSTRUCTED PASSAGE IS
OUT TO STREET

EXISTING BUILDING TO BE CONVERTED TO
VENDOR BOOTHS

LEGENDS



AISLES
EXIT DIRECTION



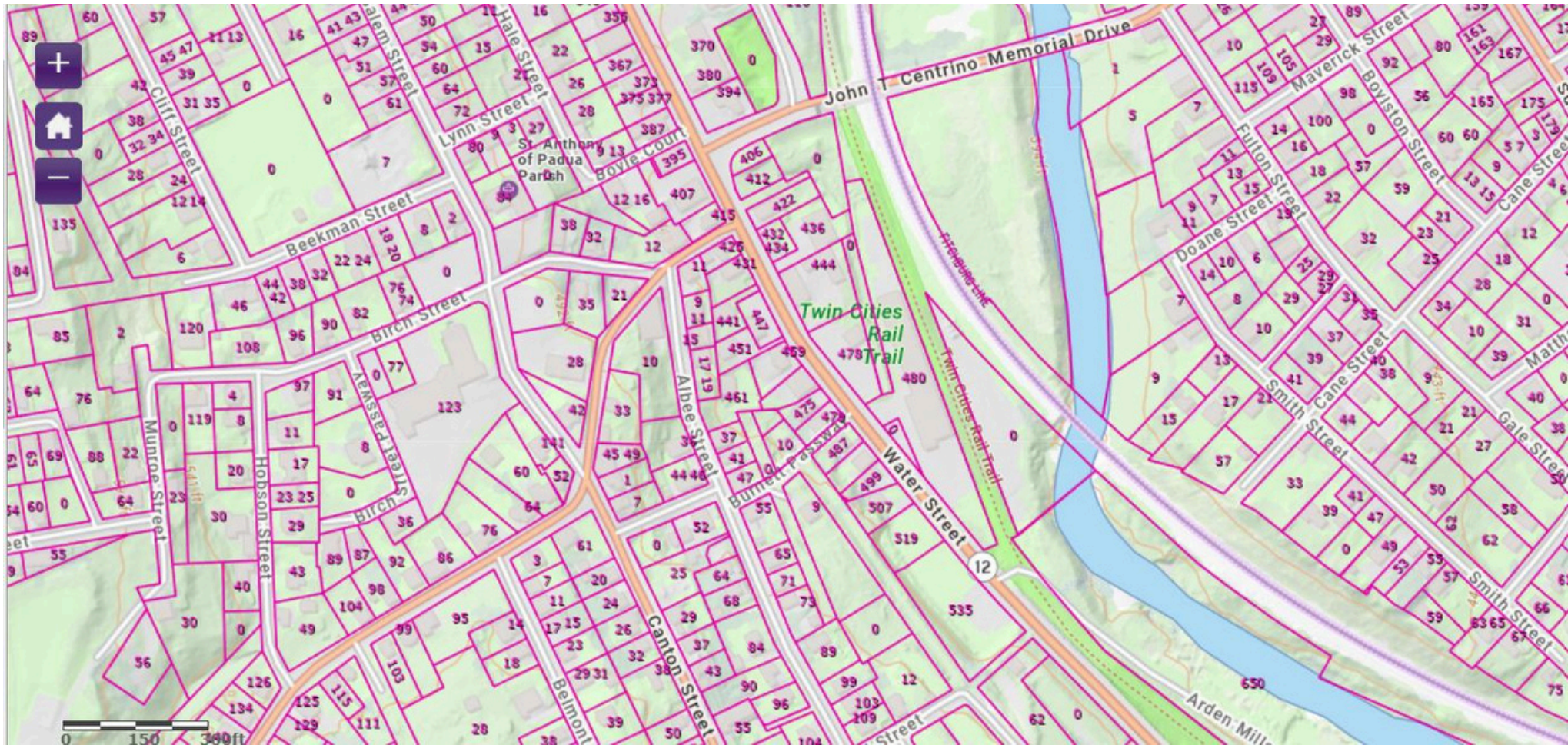
APPLYING FOR PERMIT FOR OUTSIDE
VENDOR BOOTHS

NOT INCLUDED IN
OUTSIDE SALES UNTIL
BUILDING IS BROUGHT
TO CODE

	RIGHTWAY ENGINEERING LLC. 1934 LAKEVIEW AVE STE 8, DRACUT MA 01845 CIVIL ENGINEER: STEVEN MANSARAY	SCALE : 1"=20'

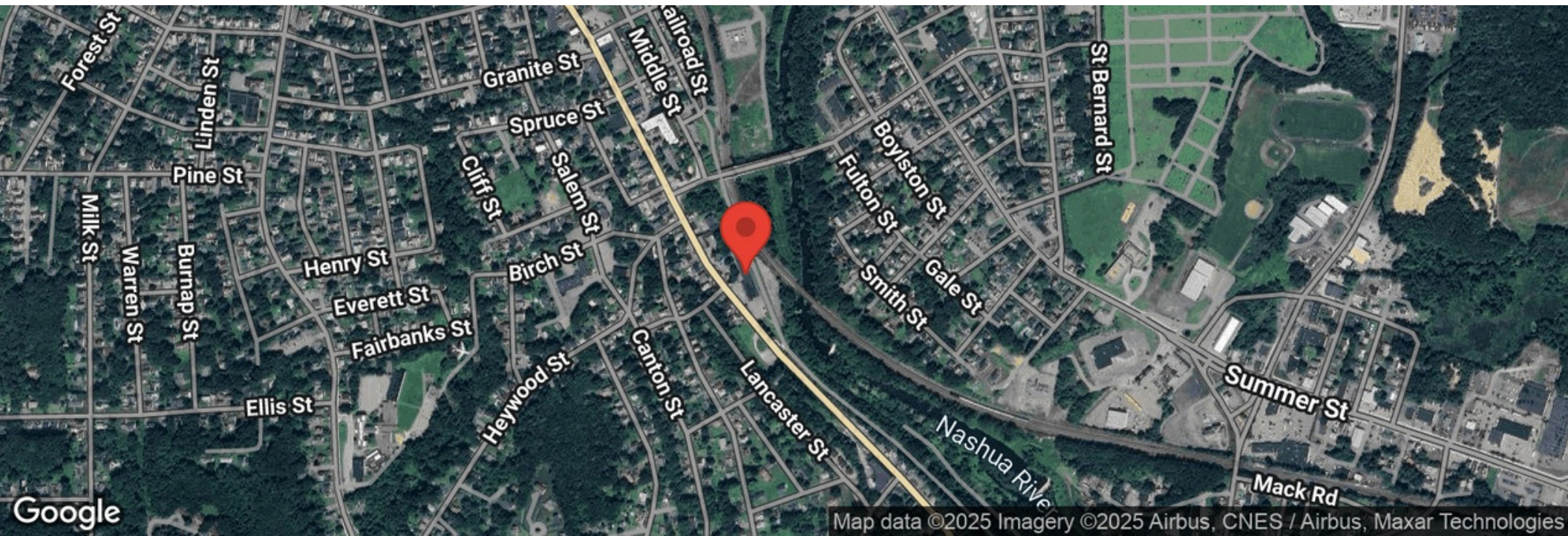
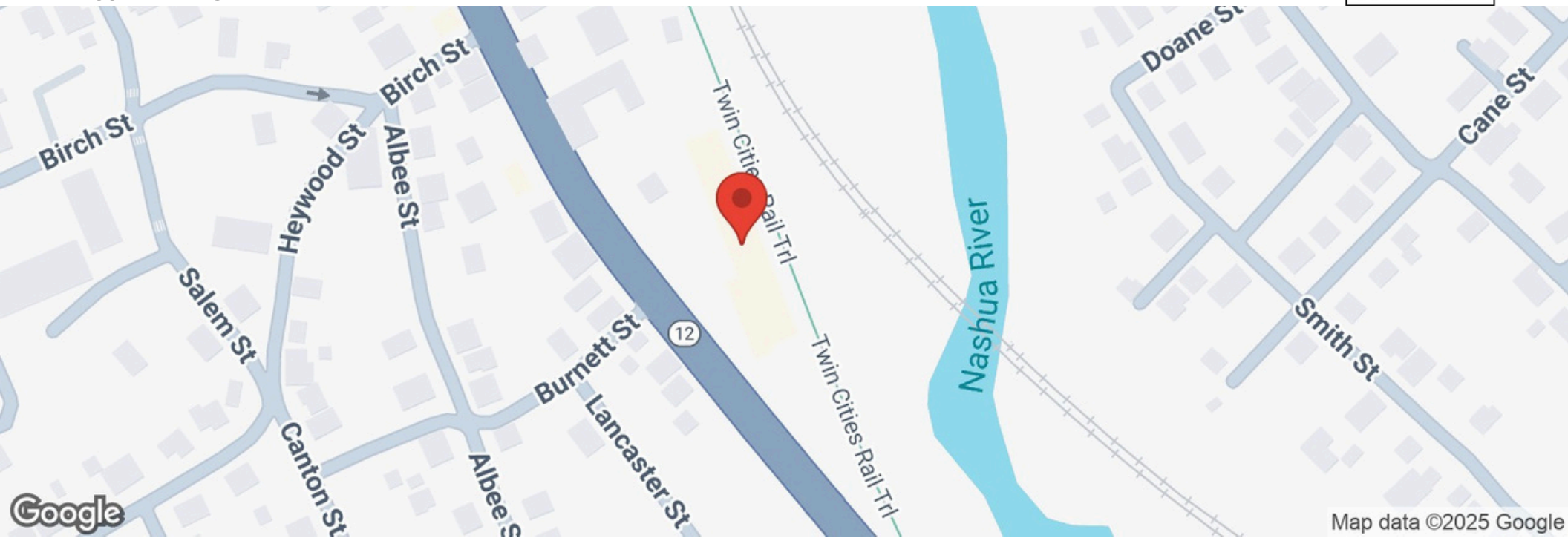
PROPERTY MAP

480 WATER STREET



LOCATION MAPS

480 WATER STREET



DISCLAIMER

480 WATER STREET



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SOLUTIONS

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