106 PARK ST
AYER, MA



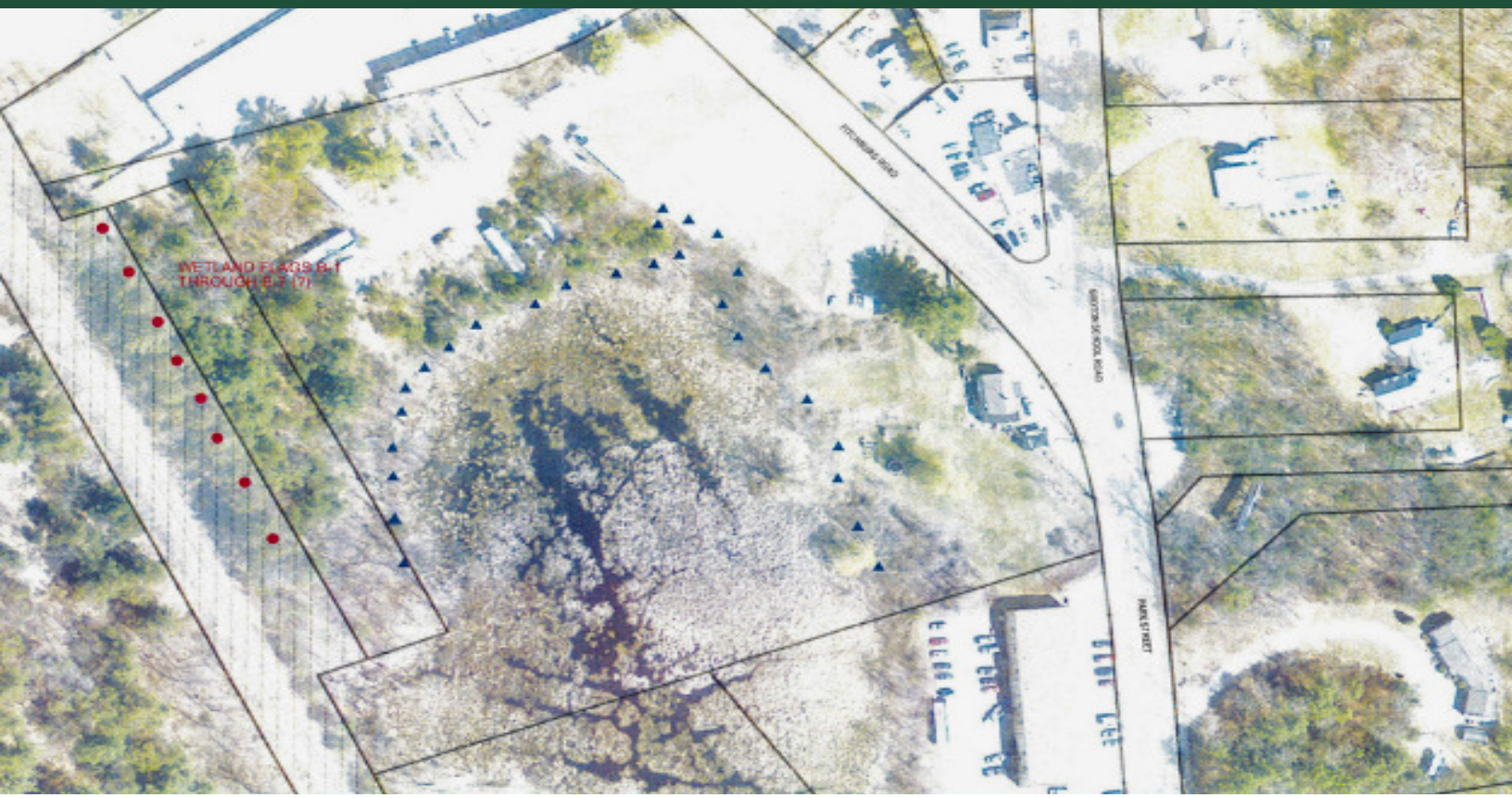
COMMERCIAL O'BRIEN PROPERTIES, INC

For Sale



SUMMARY / SPECIFICATIONS

106 PARK ST AYER, MA



PROPERTY DESCRIPTION

O'Brien Commercial Properties is pleased to announce the exclusive listing of 106 Park Street in Ayer, MA, a ±7.5-acre parcel zoned General Business (GB) and ideally suited for a range of commercial or mixed-use development. With over 600 feet of frontage on Route 2A and access to public water and sewer, the site offers strong visibility and zoning flexibility, allowing for retail, restaurant, drive-thru, hotel, medical office, or residential development. Located near the MBTA Commuter Rail and just minutes from Route 2 and Devens, this is a rare opportunity to establish a high-visibility project in one of North Central Massachusetts' most active corridors.

PROPERTY HIGHLIGHTS

- Acreage: 7.5 AC // Front: 600' of Frontage
- Utilities: City - Sewer/Water/Gas
- Highway Access: 3.6 Miles from Rt.2
- Location: Less than 1 Mile from Downtown
- Zoning: General Business (GB)
- Allowed Uses: Apartments Above Commercial Townhomes, Bed and Breakfast, Religious or Municipal Use, Childcare, Hotel, Retail, Pharmacy and Restaurant

OFFERING SUMMARY	
Sale Price:	Subject To Offer
Lot Size:	7.5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	288	1,357
Total Population	194	704	3,257
Average HH Income	$151,424	$141,979	$130,742

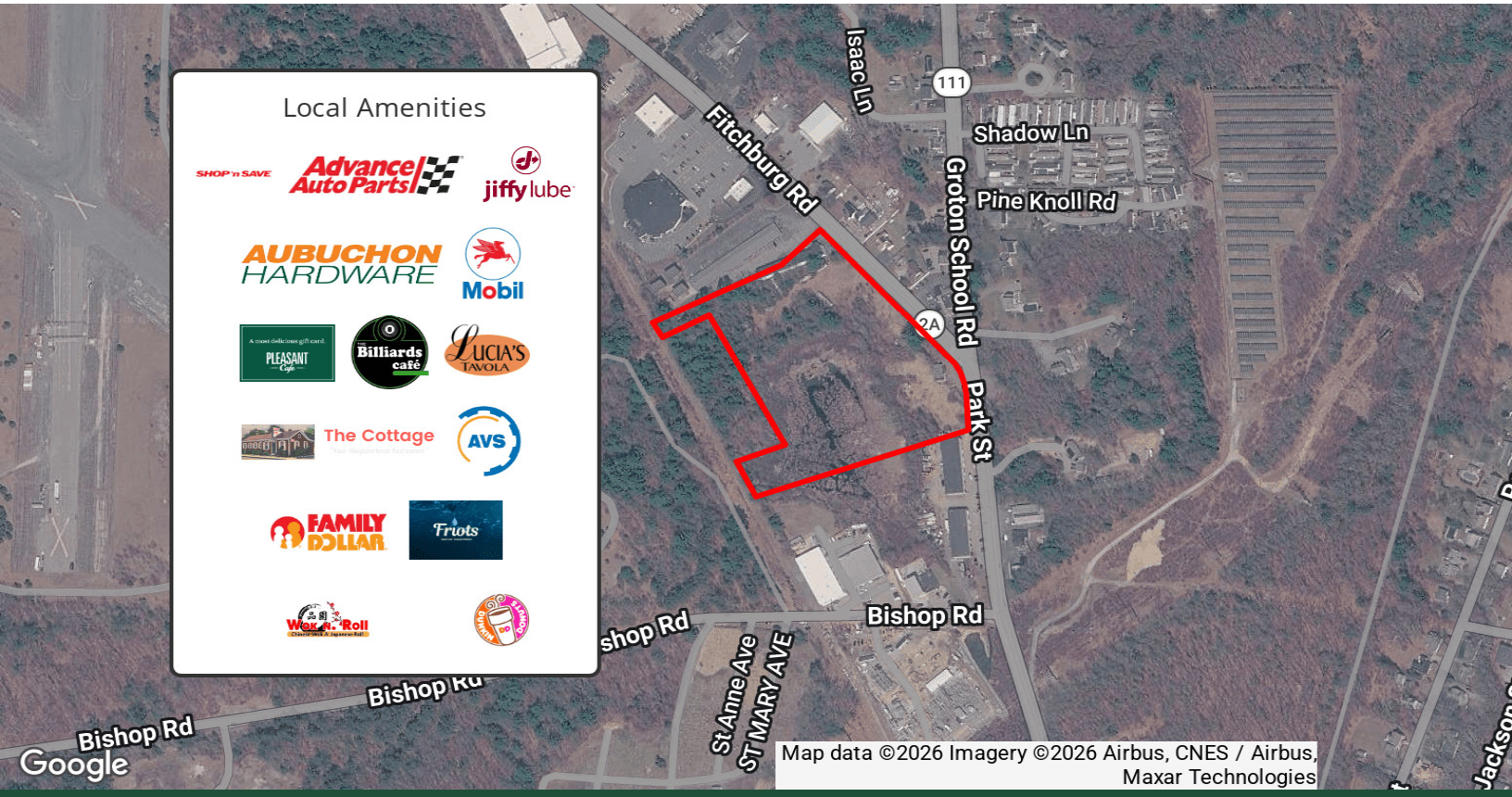
BRANDON MEEKS
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Mobile: 508.281.2939

COMMERCIAL O'BRIEN PROPERTIES, INC

PROPERTY / LOCATION

106 PARK ST AYER, MA





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106 PARK STREET

AYER, MA

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