

MLS # 73413273 - Active
Single Family - Detached



12 Lindell Ave
Leominster, MA 01453
Worcester County

List Price: **\$699,000**

Style: **Colonial**

Total Rooms: **7**

Color: **White**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 2h**

Middle School:

Main Bath:

High School:

Fireplaces: **0**

Approx. Acres: **0.3 (13,205 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **Use GPS, just off Route 2, visible from Route 12**

This unique property offers the perfect blend of residential comfort and income potential! Live in the spacious 2-bedroom single-family home while generating rental income from the on-site business spaces. Located just off Route 2 with high visibility from Route 12, it's ideal for those seeking both convenience and opportunity. Features include a first-floor storefront, a detached second commercial unit, ample parking, and a security system with recording devices. A smart choice for owner-occupants looking to offset their mortgage or investors seeking a mixed-use setup in a high-traffic area. New Boiler in 2005. Alternatively, lease all 3 units and enjoy steady investment income from a well-located, mixed-use asset. Don't miss out on this flexible and functional property — schedule a private showing today! Annual Average Daily Traffic (AADT) count for Rt 12/N Main Street is 30,415 as of 2024, 16,212 Southbound & 14,202 Northbound. Lindell Ave has an AADT count of 4,595

Property Information

Approx. Living Area Total: **3,026 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Other**

Approx. Above Grade: **3,026 SqFt**

Approx. Below Grade:

Living Area Disclosures: **Out building is 528 sq ft, Main building is 2,498 sq ft, not including finished bsmt area**

Heat Zones: **3 Hot Water Baseboard, Electric**

Cool Zones: **Window AC, Wall AC**

Parking Spaces: **20 Off-Street**

Garage Spaces: **0**

Disclosures: **Square footage is estimated. Buyer and Buyer agent to do their due diligence. Security and Recording devices on the property**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2		-
Kitchen:	2		-
Main Bedroom:	3		-
Bedroom 2:	3		-
Bath 1:	2		-

Features

Appliances: **Range, Refrigerator**

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Public School, T-Station**

Basement: **Yes Full, Partially Finished, Walk Out, Sump Pump**

Beach: **No**

Construction: **Frame**

Electric: **100 Amps, Other (See Remarks)**

Exterior: **Vinyl**

Exterior Features: **Deck, Deck - Roof**

Flooring: **Tile, Wall to Wall Carpet**

Foundation Size:

Foundation Description: **Fieldstone**

Hot Water: **Oil, Propane Gas**

Interior Features: **Security System, Cable Available**

Lot Description: **Corner, Paved Drive**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles, Slate, Rubber**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions: **Excludes Tenants belongings**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1915** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$452,900**

Tax: **\$6,572** Tax Year: **2024**

Book: **4386** Page: **100**

Cert:

Zoning Code: **mixed**

Map: **195** Block: **10** Lot: **0**