

PRIME RETAIL LOCATION

FOR SALE



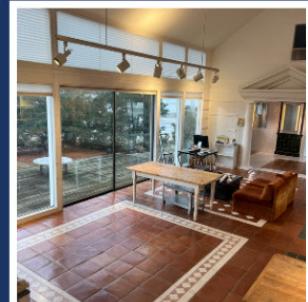
6 Great Road
ACTON

Unique opportunity to own
a well-established,
boutique, retail building

More features :

- Excellent visibility on Route 2A
- Strong demographics
- Mixed use allowed
- Potential conversion to residential

\$1,100,000





PROPERTY DETAILS

Details:

Building Size:	4,186 SF (includes 1,174 sf basement)
Land:	.44 acres
Roof:	Gable/2019
Heat:	Gas, New furnace
Zoning:	EAV (East Acton Village)
Frontage:	57'
Taxes:	\$11,811
Traffic Volume:	+50,000 cars daily
Parking:	11 spaces
Septic:	New - 550 gallons per day capacity



LOCATION



ACTON

Acton is located approximately 21 miles west-northwest of Boston along Route 2 west of Concord and about ten miles southwest of Lowell.

The property is located less than a mile from the Concord Rotary on Route 2.

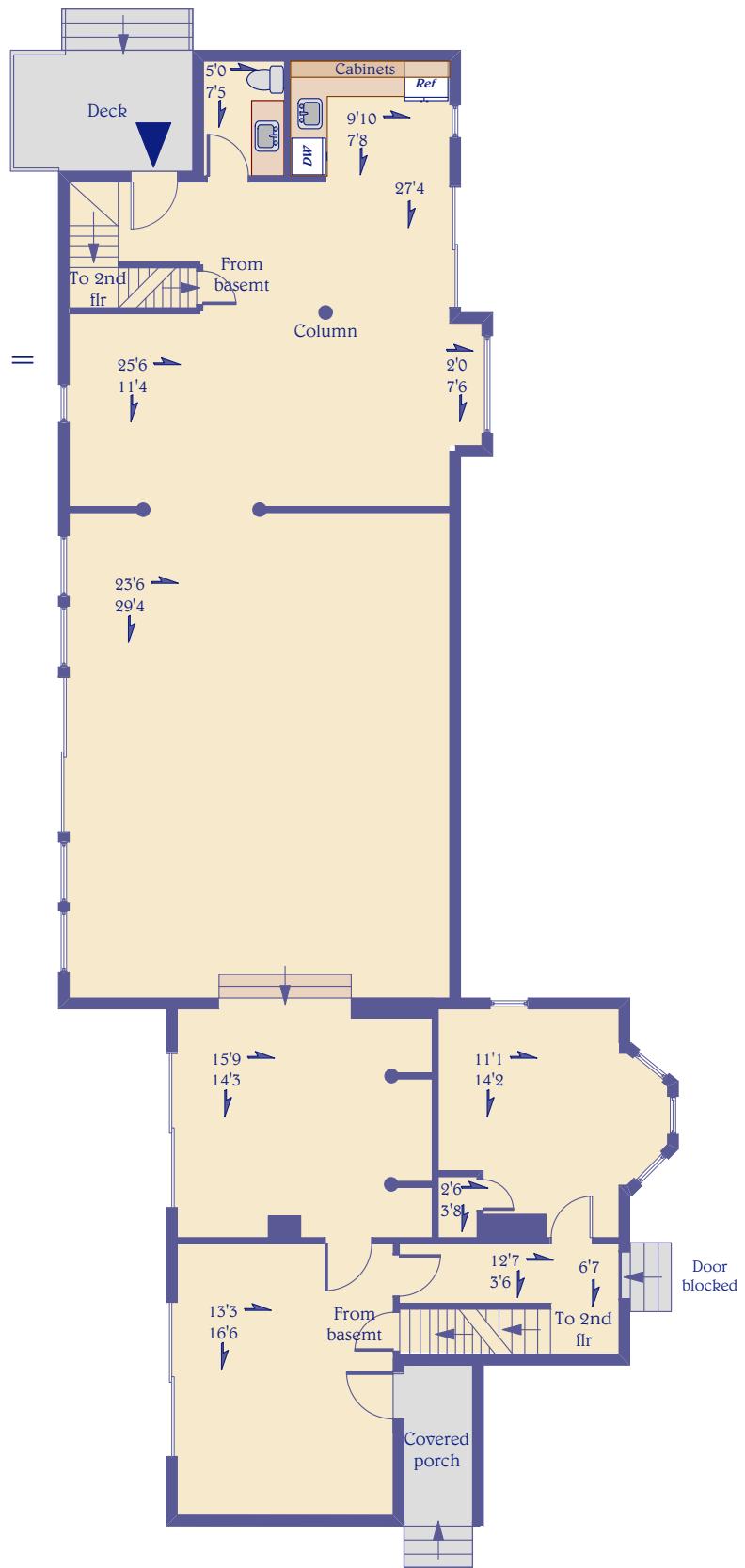
The property is 26 miles from Logan International Airport and 8 miles to Hanscom Air Field.

FLOOR PLAN

6 Great Rd.
Acton, MA
Main Level

$$\text{Area} = 2060 \text{ sq ft}$$

Total area all levels = 4186 sq ft

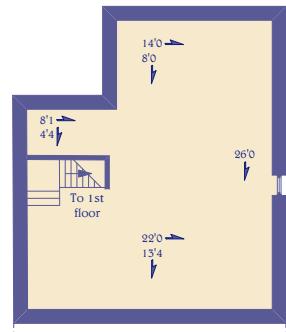


FLOOR PLAN

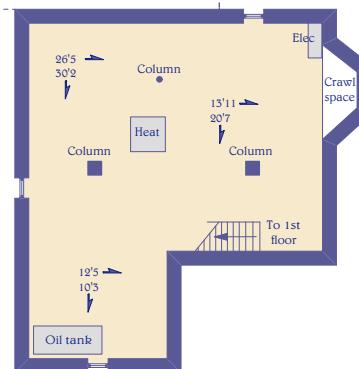
6 Great Rd.
Acton, MA
Basement

Total Area = 1174 sq ft

Area = 510 sq ft



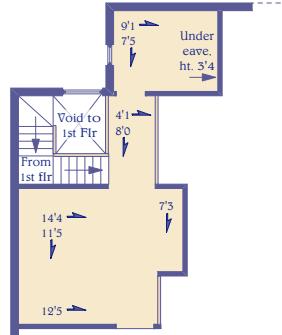
Area = 664 sq ft



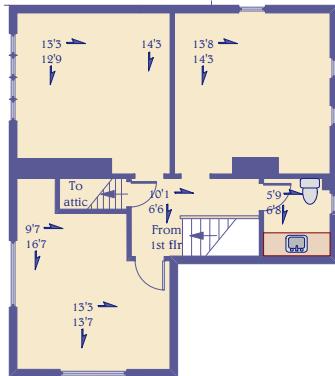
6 Great Rd.
Acton, MA
Second Floor

Total Area = 952 sq ft

Area = 260 sq ft



Area = 692 sq ft



Practical
Floor Plans

Practical
Floor Plans



Exterior & customer parking area



Rear deck space



Second floor showroom space



First floor showroom space



Basement space



Second floor office space

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