

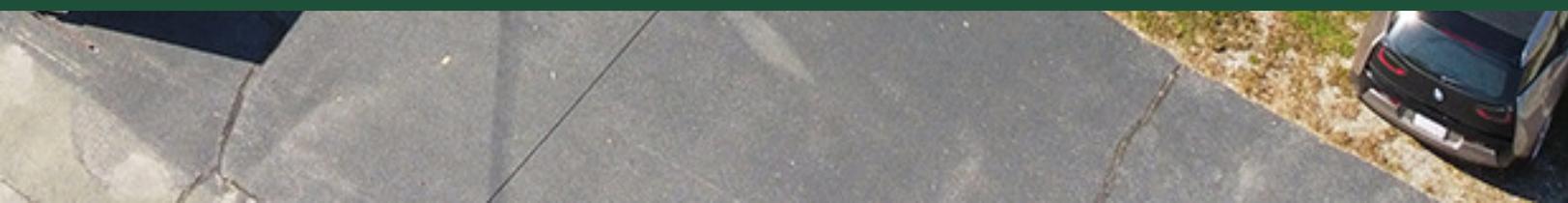
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MAYNARD, MA
POWDER MILL RD



COMMERCIAL
O'BRIEN
PROPERTIES, INC

Retail/Flex Lot For Sale



70 POWDER MILL RD

70 POWDER MILL RD MAYNARD, MA



PROPERTY DESCRIPTION

Highly successful and fully operational florist retailer building. Flexible zoning. Business zoning which allows for live/work, childcare, agricultural, garden, medical, restaurant, supermarket, or trade shop.

Price upon request. Please contact Keith Gurtler at keith@obriencommercial.com.

PROPERTY HIGHLIGHTS

- Increased zoning flexibility allows for diverse developments, including potential hotels and other ventures under special permits.
- Ideal for mixed-use projects.
- Situated in a rapidly growing area within Middlesex County, offering both immediate and long-term investment returns.
- Strategically located at the heart of local growth in Maynard's anticipated overlay district along the scenic Assabet River.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.06 Acres
Building Size:	3,888 SF

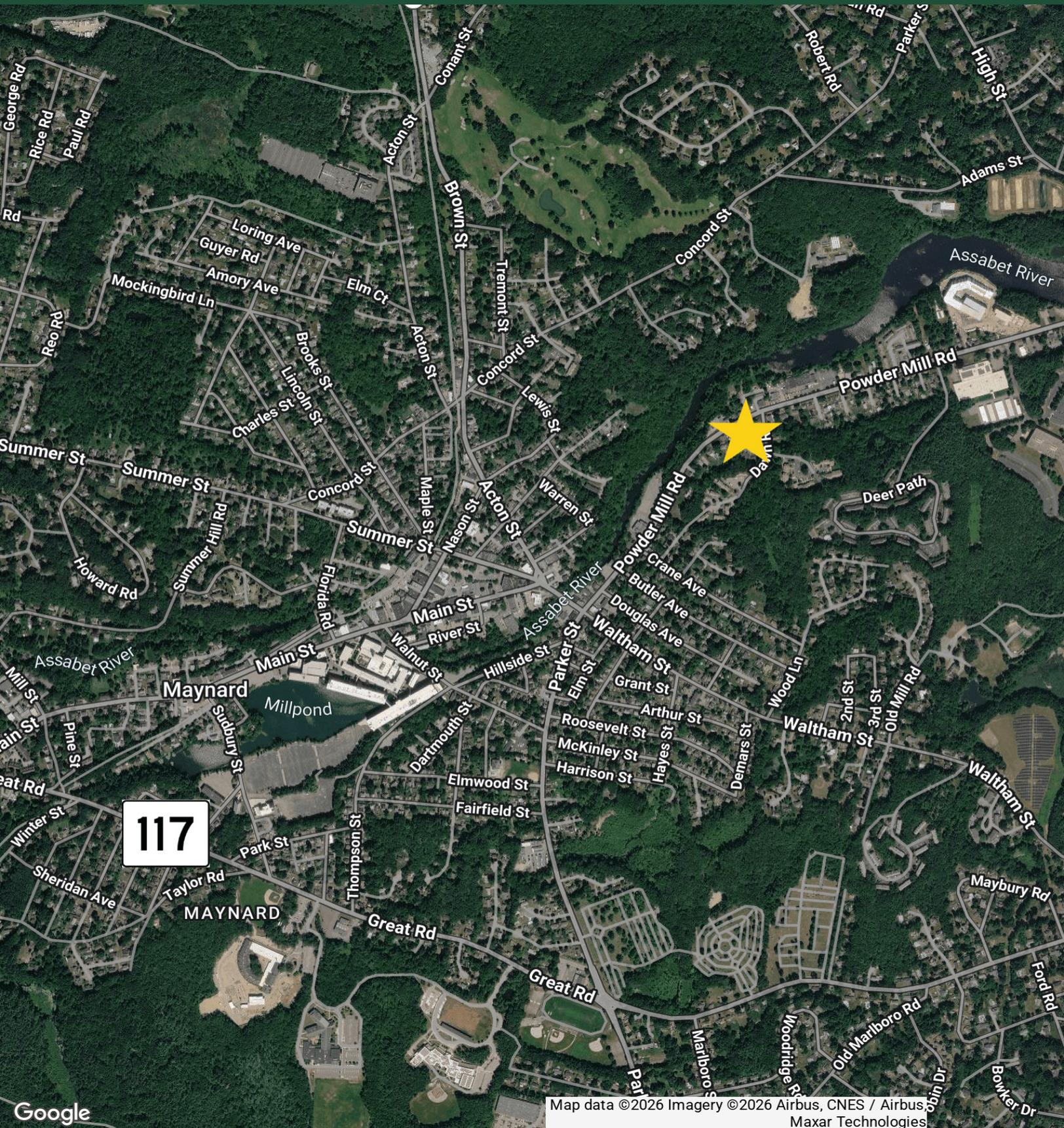
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	199	1,147	3,407
Total Population	433	2,547	7,946
Average HH Income	\$120,173	\$126,472	\$160,869

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