



**MLS # 73349683 - New
Land - Mixed Use**

**3 Lots Mill St
Templeton, MA 01436
Worcester County**

Grade School:
High School: **Narragansett**
Directions: **at the end of Mill St on the west side**

List Price: **\$100,000**

Middle School: **Narragansett**

Parcel Map 1-4.1 Lot 284, 285 & Parcel Map 5 Block 5 Lot 62 are now for sale as a package meeting current zoning minimum dimensional requirements of 1 acre and 150 feet of road frontage. This package can be found in a quiet neighborhood of Baldwinville, MA a Village of Templeton, MA and includes approximately 195 feet of direct deep water frontage on the Otter River. Human powered boaters and water lovers, check this wonderful opportunity out. But wait there is more, not only is the parcel super private it is our understanding that is lies within the Village District. And according to the Town online Zoning District Descriptions the uses include single and two family structures, retail sales, personal service shops, professional offices, financial institutions, liquor store, ice cream stand and home occupation(minor)...by right. There is a tax lien on the property that the seller will pay at closing, subject to the offer price.

Property Information

Total Approx. Acres: **1.6 (69,696 Sq. Ft.)**

No. of Approved Lots: **3**

Approx. Street Frontage: **236 Ft**

Disclosures:

Cultivation Acres:

Pasture Acres:

Timber Acres:

Home Own Assn: **Unknown**

Assn Req:

HOA Fee:

Features

Area Amenities: **Park, Laundromat**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Cable Available:

Documents: **Drawings**

Electric: **At Street**

Gas: **None**

Land Description: **Level, Elevated, Wooded, Additional Land Available**

Road Type: **Public, Paved, Publicly Maint., Dead End**

Sewer Utilities: **At Street**

Water Utilities: **At Street**

Waterfront: **Yes River, Frontage, Access, Deep Water Access, Direct Access, Public**

Water View: **Yes Public, River**

Zone Usage: **Single Family, Multi-Family, Condo/Co-Op, Agriculture, Commercial, General Business, Industrial - Light, Limited Business**

Other Property Info

Adult Community: **Unknown**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test: **No**

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$80,500**

Tax: **\$495** Tax Year: **2024**

Book: **TBD** Page: **TBD**

Cert:

Zoning Code: **Village**

Map: **Multi** Block: **Multi** Lot: **Multi**

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Not Offered

Seller-Offered Buyer's Broker
Compensation:

1%

Seller-Offered Facilitator Compensation:

1%

Seller-Offered Compensation Based On:
Net Sale Price

Office/Agent Information

Listing Office: **K&G Realty Services, LLC** (978) 822-8791

Listing Agent: **Karissa Moore** (978) 407-3054

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency: **Go Direct**

Showing: Buyer's Broker: **Go Direct**

Showing: Facilitator: **Go Direct**

Special Showing Instructions: **Pass with care**

Market Information

Listing Date: **3/25/2025**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$100,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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