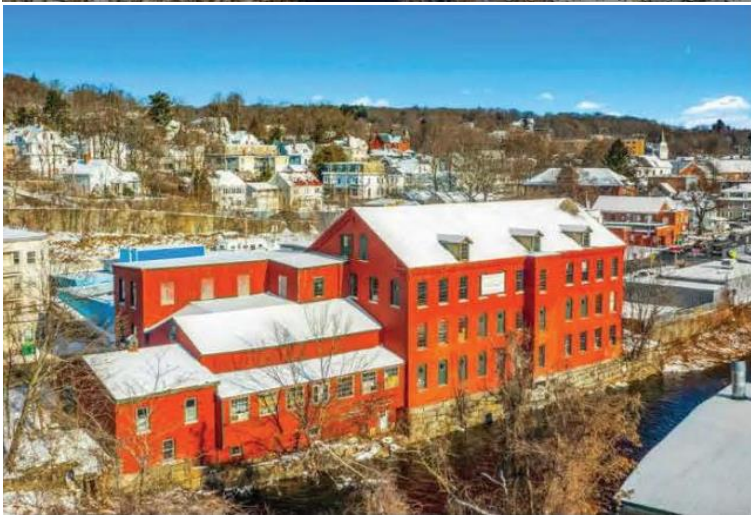


1146 Main Street, Fitchburg, MA

Building 27,642 SF / Lot .46 Acres

For Sale (Self Storage/ Multi-Development)

BIELD
SECURED

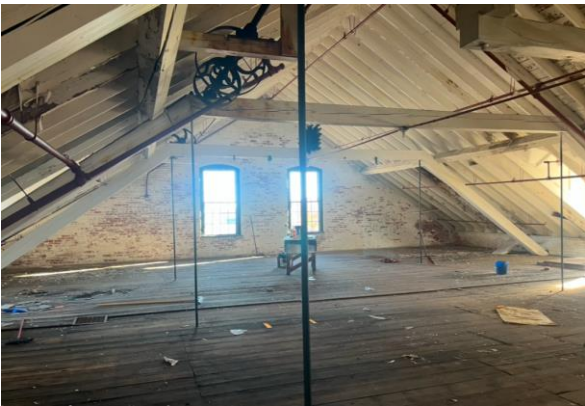
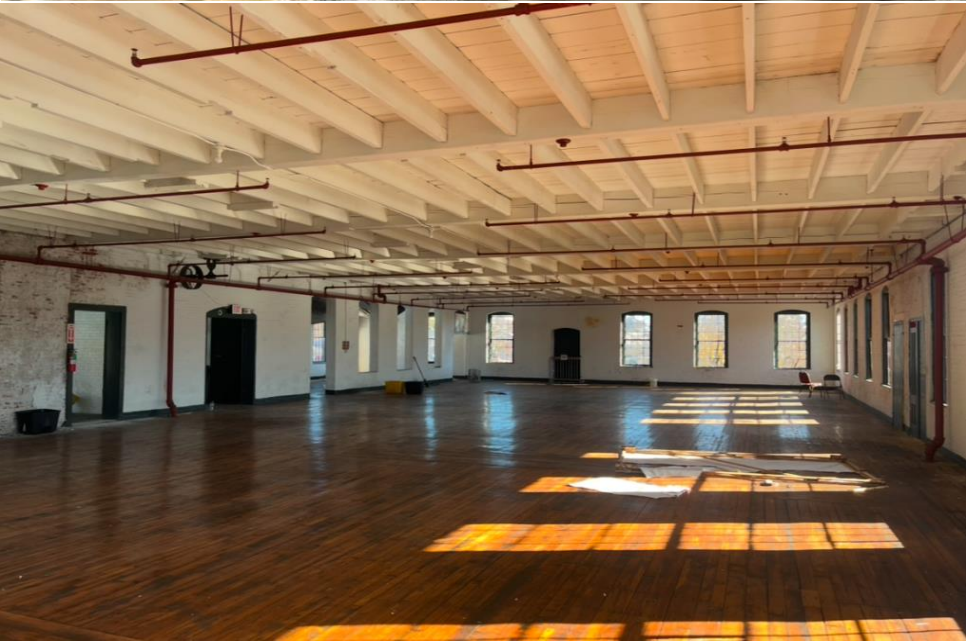


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1146 Main Street, Fitchburg, MA

Building 27,642 SF / Lot .46 Acres
For Sale (Self Storage/ Multi-Development)

BIELD
SECURED



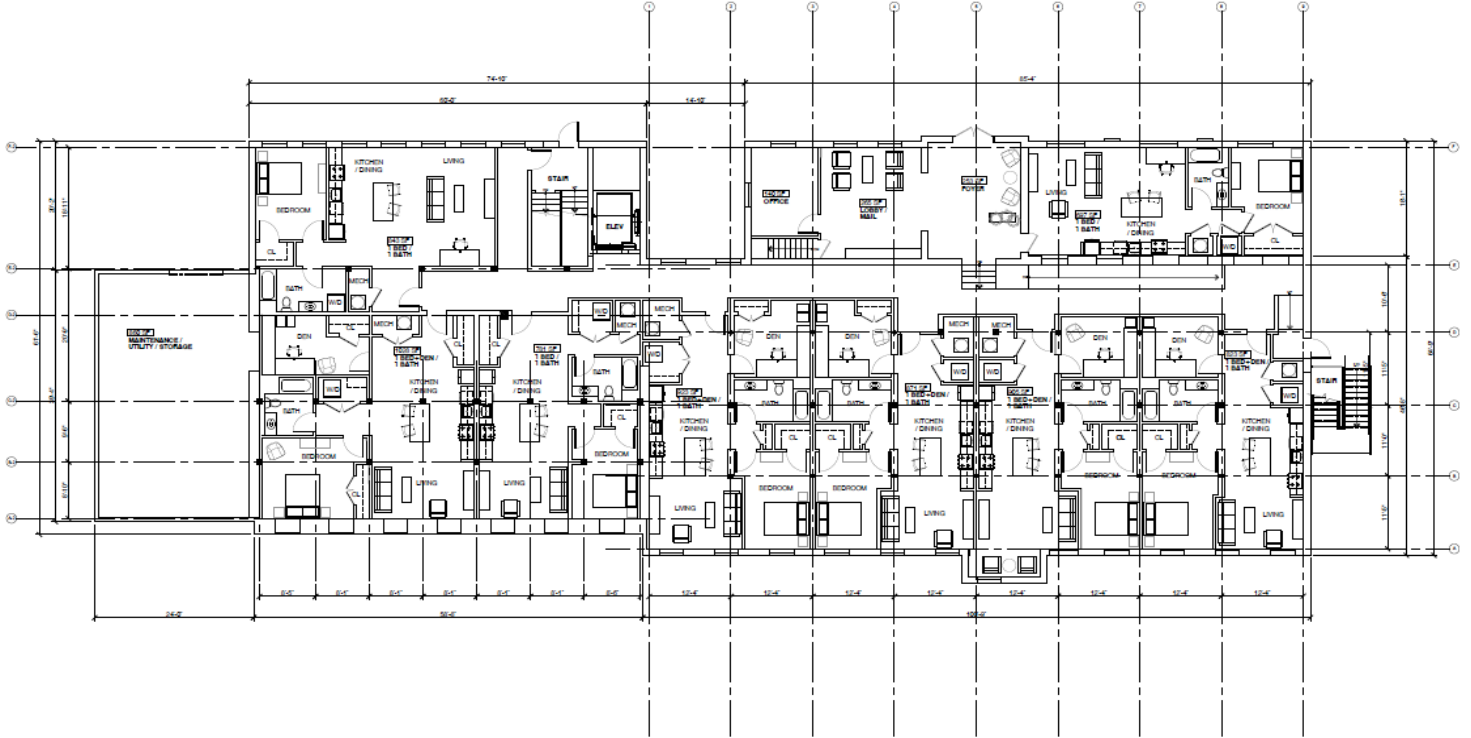
1146 Main Street, Fitchburg, MA

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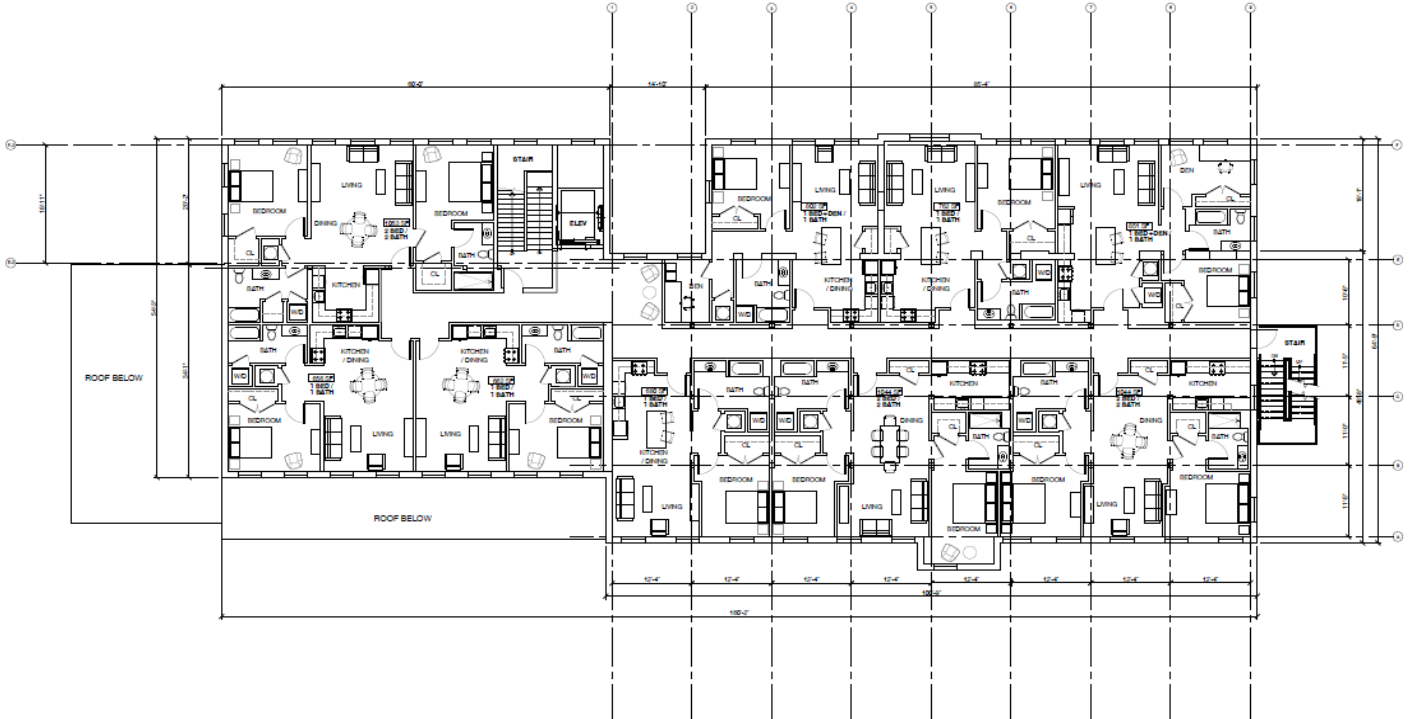
For Sale (Self Storage/ Multi-Development)

Ground Floor (Conceptuals) - 8 units

B I E L D
S E C U R E D

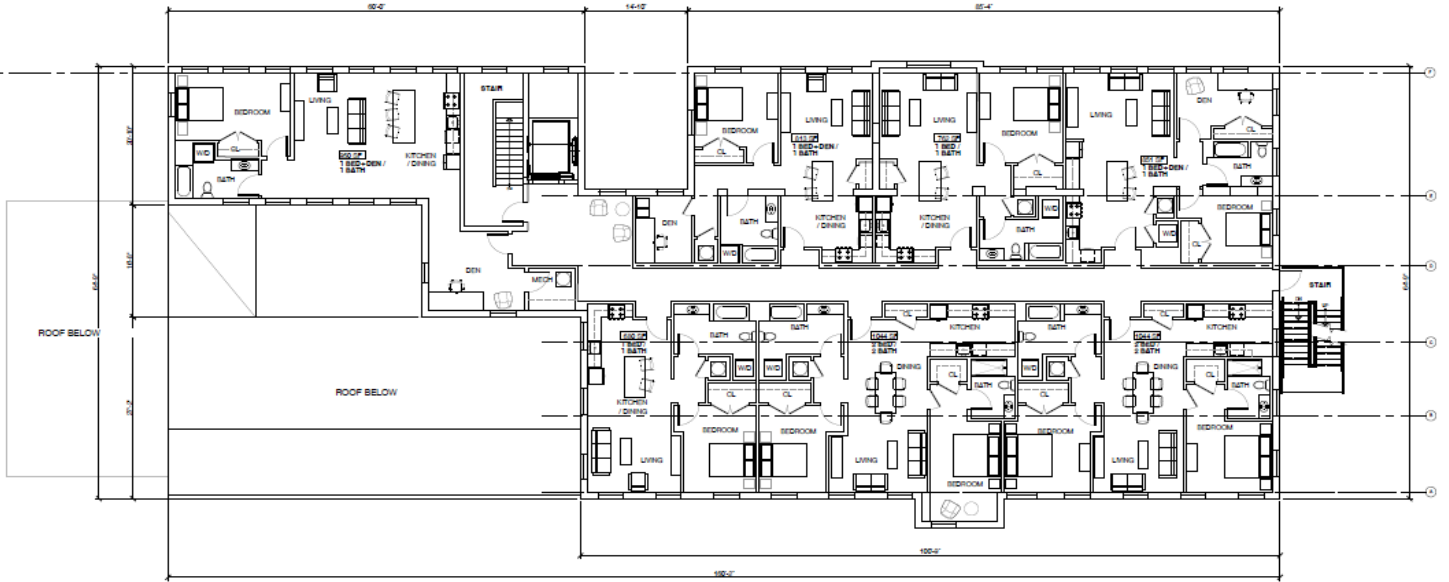


Second Floor (Conceptuals) - 9 units



1146 Main Street, Fitchburg, MA

Building 27,642 SF / Lot .46 Acres
 For Sale (Self Storage/ Multi-Development)
 Third Floor (Conceptuals) - 7 units



Fourth Floor - Potential for two large loft apartments

Self-Storage Operation (currently inactive)

UNIT MIX

Unit Type	% of Mix	Count	Monthly Street Rate	Rate PSF
4x4	5%	7	\$48	\$3.00
5x5	29%	38	\$55	\$2.20
5x10	11%	14	\$74	\$1.48
6x8	12%	15	\$70	\$1.46
6x13	14%	18	\$74	\$0.95
6x15	2%	3	\$82	\$0.91
8x10	16%	20	\$80	\$1.00
9x12	2%	2	\$100	\$0.93
9x12 Premium	2%	3	\$130	\$1.20
10x10	2%	3	\$124	\$1.24
10x20	3%	4	\$140	\$0.70
15x20	1%	1	\$160	\$0.53
24x36	1%	1	\$560	\$0.65

Totals / Averages		129	\$77	\$1.16
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Annual Gross Potential Storage Revenue for first two floors ~\$120k. Additional storage potential on third floor

Zoning Details & Extracts

1148 Main Street, Fitchburg



Downtown Business (DB)

Purpose: To establish and preserve the downtown area for retail, business services, housing, and office uses and to promote a strong pedestrian character and scale. A primary goal for the district is to provide an environment that is safe for and conducive to a high volume of pedestrian traffic, with a strong connection to retail and pedestrian accessible street level uses.

Notes: 181.5116. In the IB and DB Districts off-street parking spaces need not be provided for any retail business or service use or any commercial or industrial use which is located within the Districts.

Notes: 181.7231. All Districts except RR. In all districts, except Rural Residential (RR), a planned unit development may be allowed but must be limited to those permitted uses that are allowed in the RR, RA, RB, RC, DB, IB NB and FSU Districts. The minimum area for a property to be eligible under this section is the lesser of sixty thousand (60,000) square feet or 5 (five) times the minimum lot area for the district in which it is located.

Downtown Business (DB)

Notes: 181.743 Standards. The following standards shall apply to Multi-Family Development (MFD) in various forms (such as but not limited to Multi-Family Development, Planned Unit Development, to establish criteria where there is none and to provide supplemental guidelines for existing housing ordinance provisions (but not supersede flexibility of those provisions):

1. For every dwelling unit above three (3) units, there shall be an increase in minimum lot area, over

and above the minimum for the district, equal to one-third the minimum lot area for the district. In districts with no minimum lot area, a Multi-Family use under this section shall have a minimum lot area of two thousand five hundred (2,500) square feet per unit, including the first three (3) units.

2. For Multi-Family Developments of nine (9) or more dwelling units, the Planning Board may waive this density provision if determined that the grant of such waiver will not adversely affect the neighborhood and promotes the purpose of this section

3. There shall be a buffer zone of fifty (50) feet from any building or structure on an adjacent lot where said lot is not under the same ownership. The Planning Board may waive or reduce the buffer requirement for the reuse of an existing structure or where the Planning Board determines that a smaller buffer will not adversely affect adjoining property.

4. Unless otherwise prescribed within the Zoning Ordinance, Multi-Family Developments shall provide a minimum of one (1) paved off-street parking space for each one bedroom dwelling unit, one and one half (1.5) paved off-street parking spaces for each two bedroom dwelling unit and two (2) paved off street parking spaces for each dwelling unit consisting of three or more bedrooms. Non-residential uses shall conform with the provisions of Section 181.51 and 181.52. Parking areas shall otherwise comply with these provisions unless the applicant provides sufficient justification for a waiver and the Planning Board determines the grant of such waiver will not adversely affect the neighborhood and is in the public interest.

5. Where re-use of a lawfully preexisting nonconforming structure is proposed, the Planning Board may reduce the dimensional front yard, side yard, rear yard setbacks and height requirements to existing conditions, if the Board determines the reductions will not adversely affect the neighborhood and promotes the purpose of this section.

6. The Planning Board may amend the above requirements for Multi-Family Developments in the DB and IB Districts where it finds the Multi-Family Development to be consistent with Smart Growth principles and adequate means of off-street parking is available.

7. The ownership title to all buildings and all land shall be held in a single ownership, either by a corporation or an individual.

8. All nonresidential uses shall be located within a Multi-Family dwelling on the same lot.

Downtown Business (DB) - Dimensional Requirements

Min. Lot w/o Municipal Sewer	<i>65,000 SF</i>
Min. Lot Area with Sewer	<i>NONE</i>
Min. Lot Frontage	<i>NONE</i>
Min. Front Yard	<i>NONE</i>
Min. Side Yard	<i>NONE</i>
Min. Rear Yard	<i>NONE</i>
Max Height	<i>NONE</i>

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