

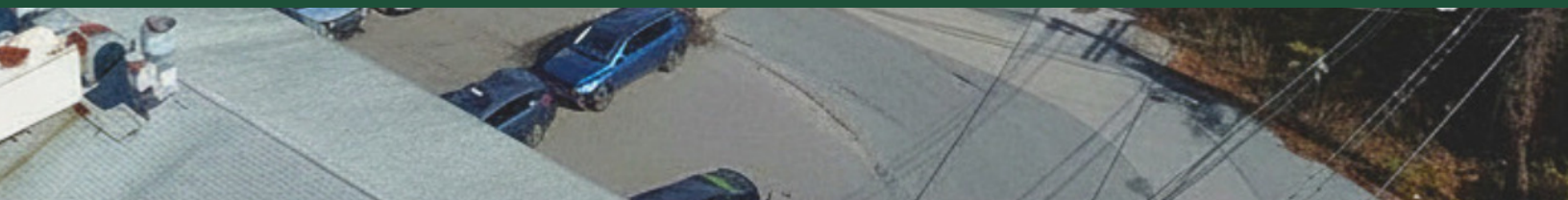
# 49

MAYNARD, MA  
RIVER ST



COMMERCIAL  
O'BRIEN  
PROPERTIES, INC

6,100 SF For Sale & Lease



# 49 RIVER ST

49 RIVER ST MAYNARD, MA



## PROPERTY DESCRIPTION

Commercial building for sale or lease. Formerly an operational laundromat, and generously zoned for a multitude of uses.

## OFFERING SUMMARY

Sale Price:	\$935,000
Lease Rate:	\$14 SF/yr (NNN)
Available SF:	6,100 SF
Building FAR:	0.44
Lot Size:	0.32 Acres
Construction:	Masonry
Year Built:	1933
Loading:	1 drive-in door 1 inactive loading door
Clear Height:	11.5'
Zoning:	Commercial Business (CB)

## USES ALLOWED

Child care center  
Supermarket/Wholesale  
Public Market  
Laundromat  
Religious  
Agricultural  
Bank  
Tattoo  
Business office  
Health club  
Funeral Home  
Medical office  
Printing shop  
Restaurant  
Trade Shop

## BY SPECIAL PERMIT

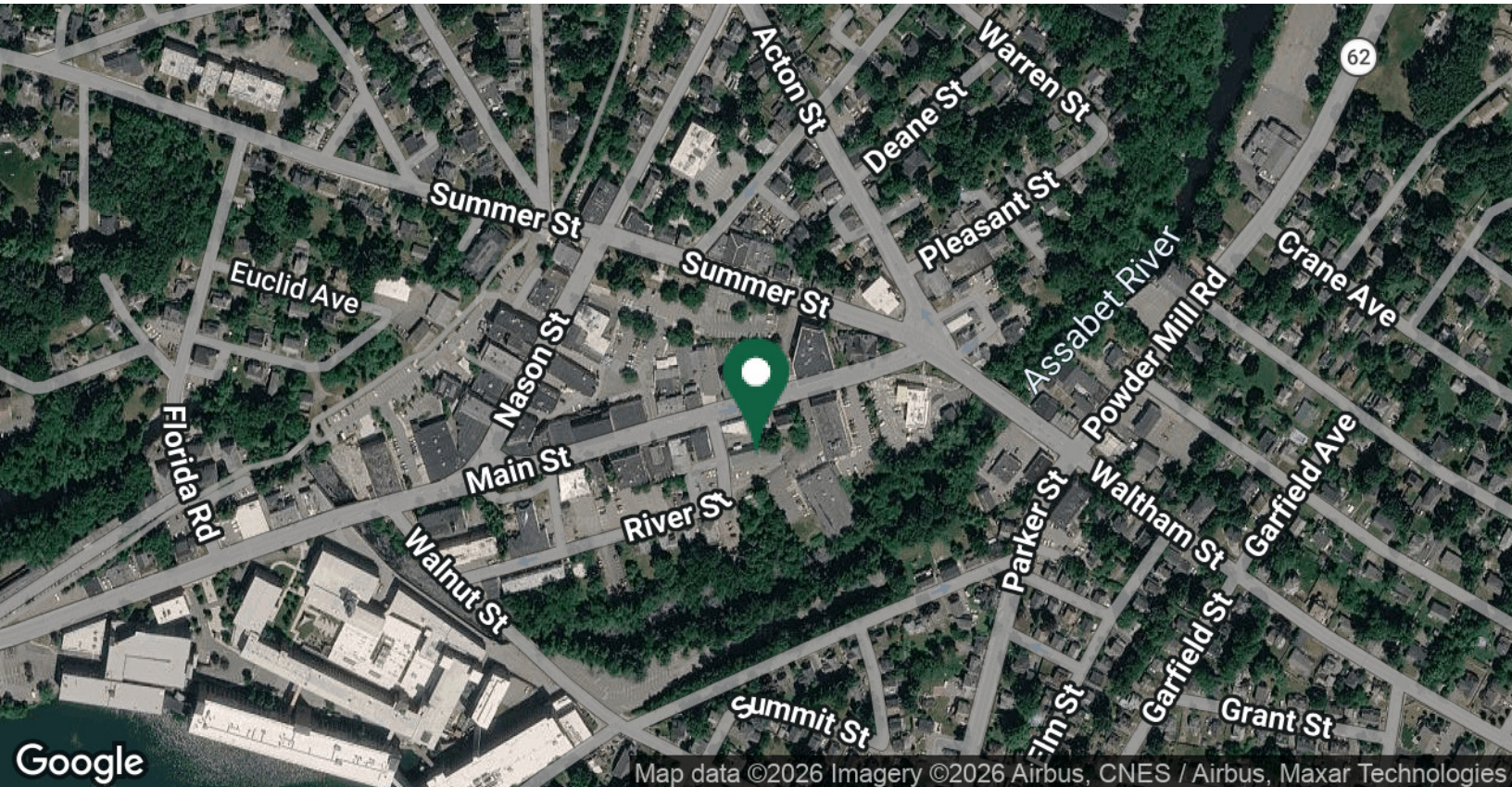
Live/work dwelling unit  
Essential Services  
Wireless telecommunications towers and facilities  
Brewery with ancillary food service  
Hotels, motels  
Microdistillery/Microwinery  
Motor vehicle light service  
Motor vehicle repair or body work  
Theater  
Veterinarian office

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