



MLS # 73278767 - New  
Commercial/Industrial - Land

615 Southbridge  
Auburn, MA 01501  
Worcester County

Directions: **Route 12.**

List Price: **\$5,000**

**\*\*\* Incredible Lease Opportunity \*\*\* Unlock the potential of your next big project with this prime piece of real estate now available for lease! This unbeatable location offers unparalleled visibility and accessibility.\*\* Prime Location: RT 12 Frontage\*\* Size: 217 ft. of Frontage\*\* This Property Stands Out: Outstanding Visibility: Positioned in a highly sought-after Highway Business (HB) zone, this site boasts 217 feet of prime frontage along RT 12, ensuring maximum exposure to high traffic counts.Strategic Accessibility: Located at the intersection of three major highways, including a crucial on-ramp to I-90 (Mass Pike), and in close proximity to I-395, Route 20, 290, and 146. Perfect for attracting high traffic and easy access.Superior Regional Position: Situated just an hour from the Boston metro area, the property benefits from a robust region.**

#### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Lease</b>
Residential:	0	0	Land: <b>\$119</b>	Lease Type:
Office:	0	0	Bldg: <b>\$227,700</b>	Lease Price Includes:
Retail:	0	0	Total: <b>\$347,100</b>	Lease: <b>No</b> Exchange: <b>No</b>
Warehouse:	0	0	# Buildings: <b>0</b>	Sublet: <b>No</b>
Manufacturing:	0	0	# Stories: <b>0</b>	21E on File: <b>No</b>
Total:			# Units:	

Disclosures: **Buildings on the property are not for use and should not be entered. This is for land use only.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: <b>40,128 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.92</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>40</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App Req: <b>No</b>	

#### Features

Parking Features: **11-20 Spaces**

#### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1966**  
Year Established Source: **Public Record**

#### Tax Information

Pin #:  
Assessed: **\$347,100**  
Tax: **\$4,967** Tax Year: **2024**  
Book: **70586** Page: **152**  
Cert:  
Zoning Code: **HB**  
Zoning Desc: **Legal Conforming**  
Map: **0055** Block: Lot: **007**

#### Compensation

Sub-Agency: Buyer's Broker:  
Facilitator:  
Compensation Based On:

#### Office/Agent Information

Listing Office: **Lamacchia Realty, Inc.** (508) 832-5324  
Listing Agent: **Mulryan and Maher Group** (508) 713-2212  
Team Member(s):  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive right to Lease**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker: **Call List Agent, Schedule with ShowingTime , Go Direct**  
Showing: Facilitator:  
Special Showing Instructions: **Do not walk land without appointment.**

#### Firm Remarks

**Land use lease only.**

#### Market Information

Listing Date: **8/14/2024**  
Days on Market: Property has been on the market for a total of **2** day(s)  
Expiration Date:  
Original Price: **\$5,000**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **2** day(s)  
Office Market Time: Office has listed this property for **2** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:



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