



MLS # 73413275 - Active
Commercial/Industrial - Commercial

12 Lindell
Leominster, MA 01453
Worcester County

List Price: **\$699,000**

Directions: **Use GPS, Just off Route 2, visible from Route 12**

Unlock the potential of this unique and versatile property. Whether you're an entrepreneur looking to run your own operation, an investor seeking rental income, or a combination of both, this property delivers flexibility and value. High-visibility location from Rt 12, just off Rt 2. The property includes a 2-bedroom apt above a first-floor storefront, plus a second detached commercial unit—ideal for multiple business opportunities. Plenty of parking. A security system with recording devices is already in place. New Boiler in 2005. Great setup for owner-occupants or investors looking for mixed-use potential in a high-traffic area. This is a rare opportunity to live where you work, reduce overhead costs, & build equity while operating your own business. Alternatively, lease all 3 units and enjoy steady investment income from a well-located, mixed-use asset. Annual Average Daily Traffic (AADT) count for Rt 12/N Main Street is 30,415 as of 2024, Lindell Ave has an AADT count of 4,595.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	1	1,057	Land: \$118,200	Lease Type:
Office:	0	0	Bldg: \$334,700	Lease Price Includes:
Retail:	2	1,969	Total: \$452,900	Lease: No Exchange: No
Warehouse:	0	0	# Buildings: 2	Sublet: No
Manufacturing:	0	0	# Stories: 3	21E on File: No
Total:	3	3,026	# Units: 3	
Disclosures: Square footage is estimated. Buyer and Buyer agent to do their due diligence. Security and Recording devices on the property, Out building is 528 sq ft, Main building is 2,498 sq ft, not including finished bsmt area				

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: 13,205 Sq. Ft.	Frontage: 100	Traffic Count:
Acres: 0.3	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 20	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Construction: **Frame**
Location: **Highway Access, Corner Lot**
Parking Features: **Open, 11-20 Spaces, Paved Driveway**
Roof Material: **Asphalt/Fiberglass Shingles, Other (See Remarks)**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Tenants belongings are excluded**
Year Established: **1915**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$452,900**
Tax: **\$6,572** Tax Year: **2024**
Book: **4386** Page: **100**
Cert:
Zoning Code: **mixed**
Zoning Desc: **Other (See Remarks)**
Map: **0195** Block: **0010** Lot: **0**