



12 CEDAR STREET

0.44 Acre – BD-Zoned Infill
Lot / Mixed-Use Potential



12 Cedar St
Hopkinton, Ma
01748

Property highlights

Valuation Overview

Main Street Crossing Comparable

- Lot Size: 19,166 sq ft / 0.44 acre
- Building Size: 2,857 sq ft
- Zoning: BD – Downtown Business (residential, commercial, and mixed-use allowed)
- Current Use: 4-unit residential building built in 1870
- 1.35-acre site redeveloped into a 60-unit, 3-story mixed-use project
- Includes ground-floor retail, upper-level residential
- Demonstrates town approval for dense infill development

Redevelopment Potential @ 12 Cedar

- Estimated support for ~10-11 residential units + ground-floor retail
- Downtown Hopkinton infrastructure upgrades and commercial expansion
- By-right mixed-use potential with zoning flexibility
- Walkable to breweries, restaurants, and downtown amenities

- Current Income: \$5,670/mo = \$68,040/yr
- Market Rent Potential: \$7,000/mo = \$84,000/yr
- Rental Upside: +\$15,960 annually → 23.5% gain
- Income-based Value: Up to \$900K
- Redevelopment Value Estimate: \$1.3M-\$1.5M (based on Main St Crossing density and unit values)

Highlights

- Rare BD-zoned parcel in active development corridor
- Stable rental income with upside
- Strategic opportunity for developers or hybrid-use investors
- Town is actively supporting infill, commercial, and mixed-use projects

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