

106

TAYLOR STREET
LITTLETON, MA

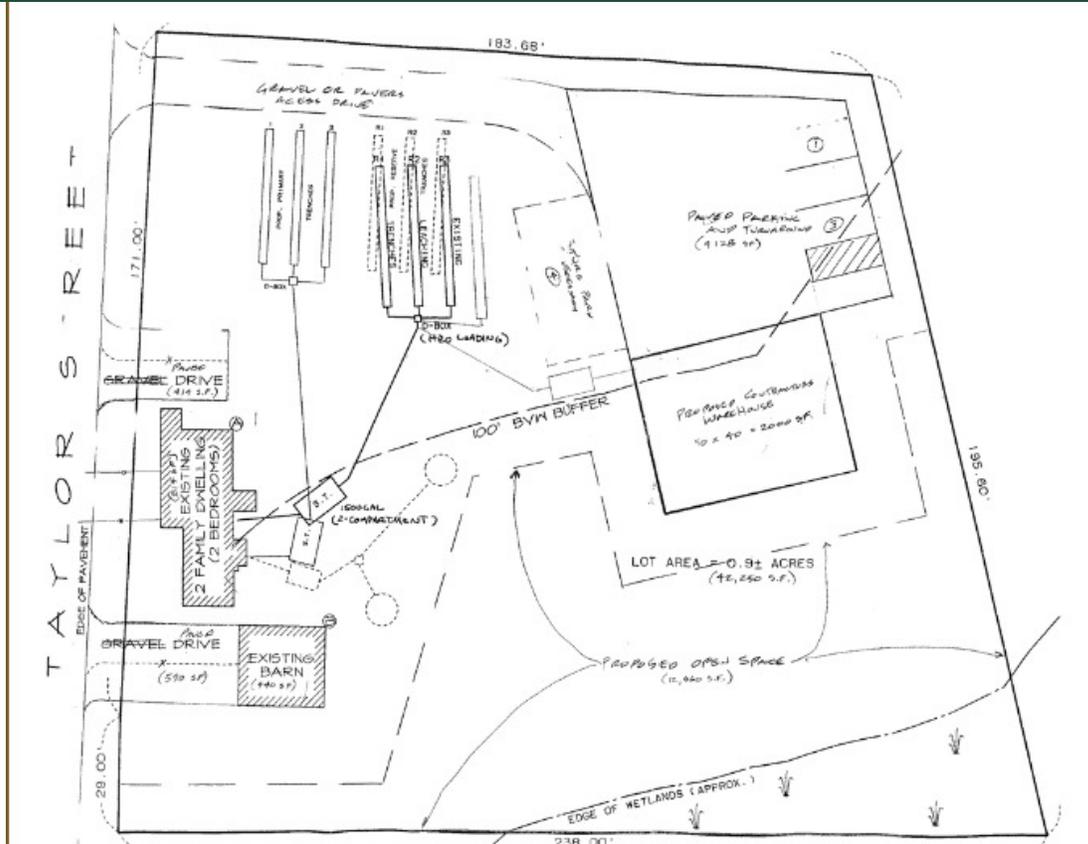


COMMERCIAL
O'BRIEN
PROPERTIES, INC

Land For Sale

SUMMARY / SPECIFICATIONS

106 TAYLOR ST LITTLETON, MA



PROPERTY DESCRIPTION

106 Taylor Street, Littleton, Massachusetts, is a 42,000 SF parcel of industrial land. The land has an existing 2-family home with a detached garage. Located one mile off of Routes 2 and 495, the existing use for this parcel is a contractor's yard, but could also be used for manufacturing or warehousing. The land has plans for an engineered expansion of a 2,000 SF contractor's garage/warehouse.

PROPERTY HIGHLIGHTS

- Size: 42,250 SF of land with a two (2) family house and garage located on the property
- Age: Approximately 1900, Construction: Wood frame with a vinyl
- Heating: Forced Hot Water, Oil
- Bathrooms: One (1) full bathroom per unit (2 total)
- Parking: 3 spaces/1000 SF
- Roof: Asphalt, gable style
- Utilities: City water and sewer
- Zoning: Industrial-B
- 100% upland with over 17,000 SF outside of the 100ft buffer to the adjacent pond
- Plans for engineered expansion of a 2,000 SF contractor's garage/warehouse

OFFERING SUMMARY

Sale Price: \$995,000
 Lot Size: 1 Acres

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	28	218	701
Total Population	75	582	1,897
Average HH Income	\$185,025	\$179,314	\$192,857

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PROPERTY / LOCATION

106 TAYLOR ST LITTLETON, MA



Local Amenities

Google

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