

# FOR SALE

## 457 GREAT ROAD ACTON, MA

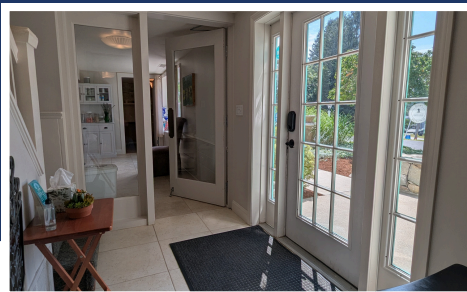


### PROPERTY HIGHLIGHTS

- 3,304 SF, two-story property on 0.62 acres
- Corner lot with excellent visibility and signage on Great Road
- Recently renovated for a health spa
- Limited Business zoning allows for retail, single family, education, religious, office, medical, services, technical shop, repair shop, studio and more
- Public Water, Private Septic
- Gas Heat
- 2025 Real Estate Taxes \$10,942 (\$17.15/\$1,000)

### IMPROVEMENTS

- New, gas fired, steam heating system in 2019 in main building
- New roof in 2022
- Paved driveway and parking area in 2022
- New stone stairway and railing from lower parking area
- New hot water tank in 2022
- Structural updates completed bringing property up to code
- Handicap accessible walkway
- Updated vinyl shakes and vinyl siding in rear (partial)
- Updated windows on front addition

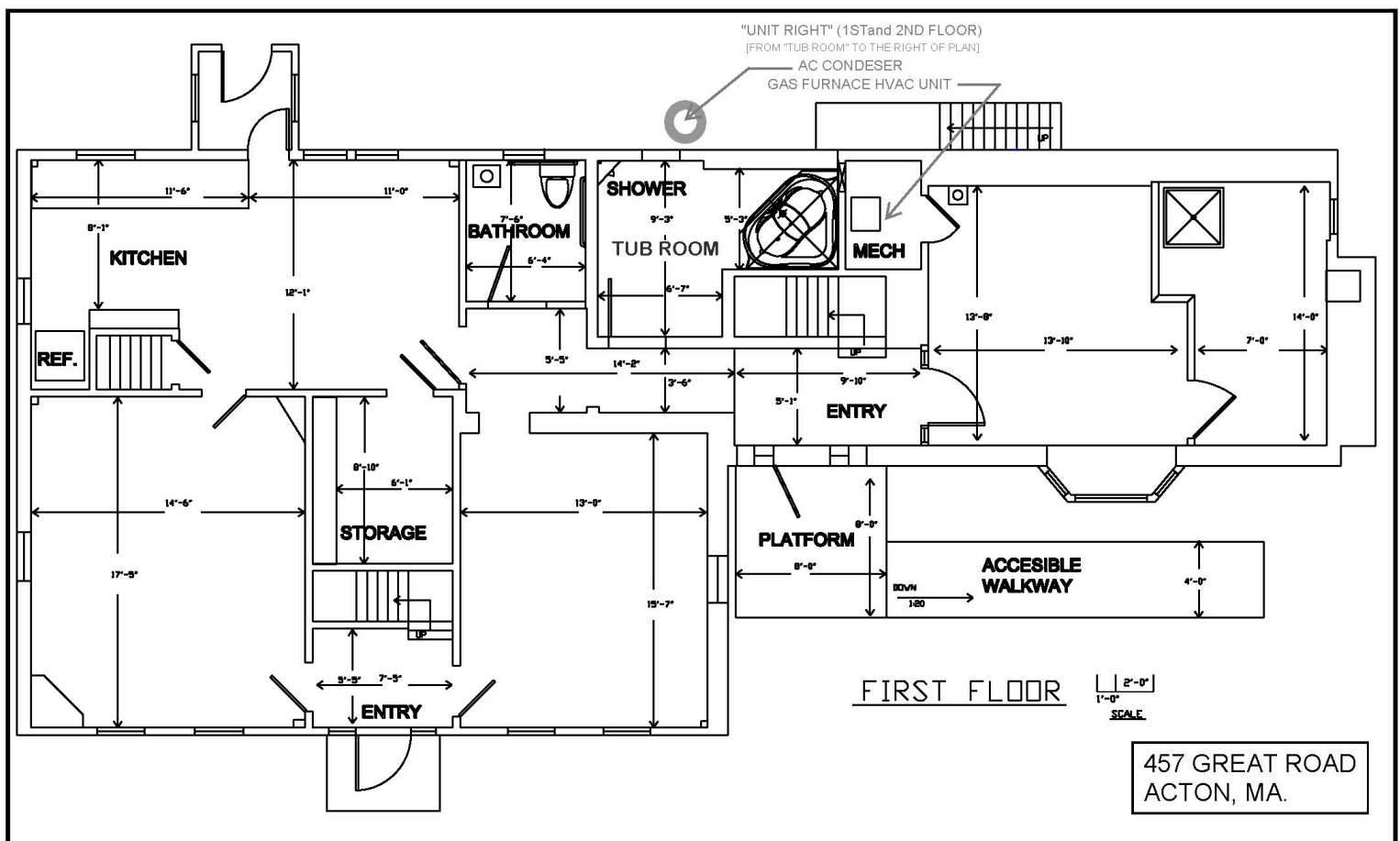


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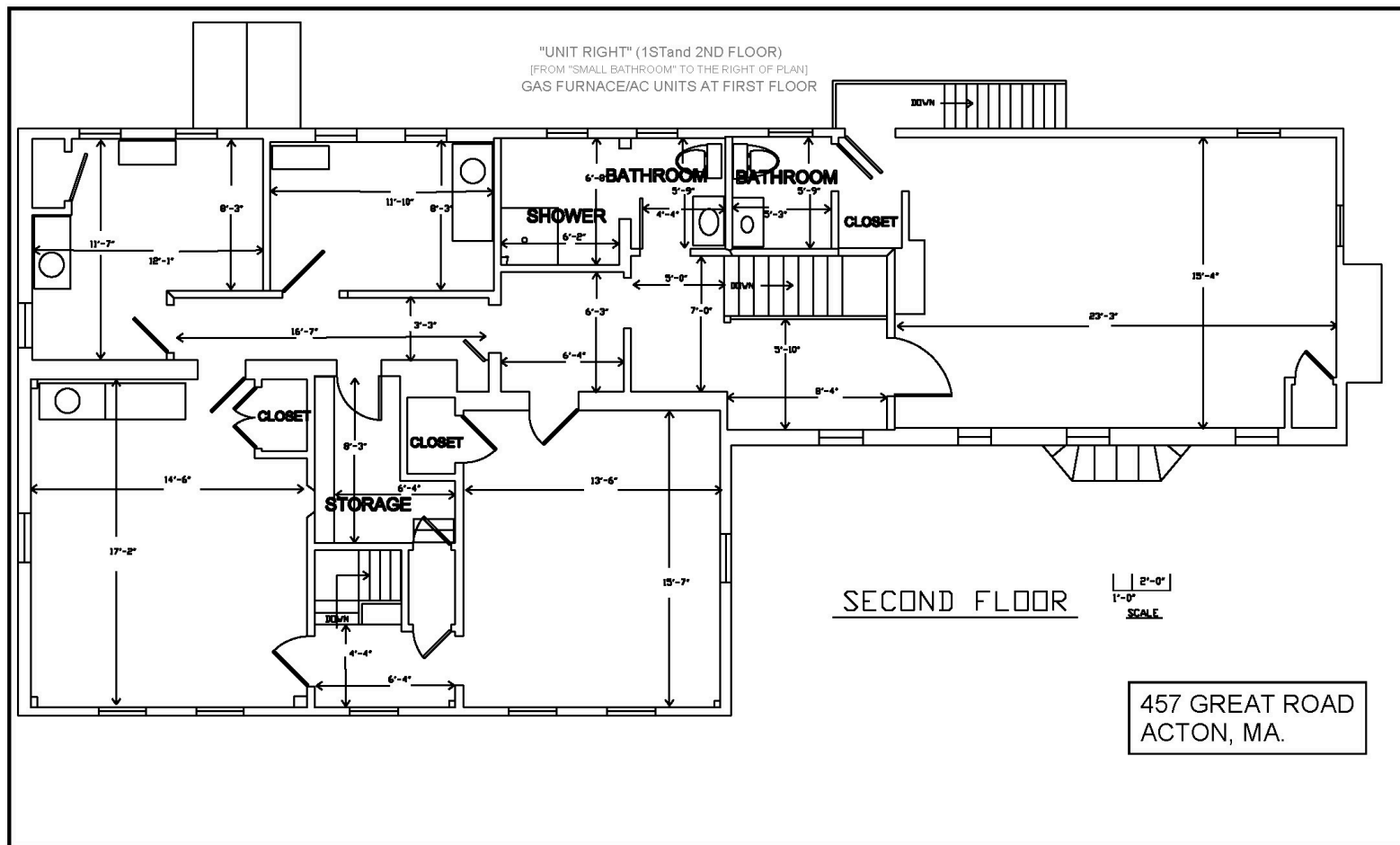
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# FIRST FLOOR



Floor plans provided for illustrative purposes only. Buyer to confirm conditions

# SECOND FLOOR



Floor plans provided for illustrative purposes only. Buyer to confirm conditions



# PHOTOS





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