

# MBTA OVERLAY DISTRICT

LAND DEVELOPMENT  
OPPORTUNITY



241 & 245 LAFAYETTE ROAD  
SALISBURY, MA

**LIST PRICE: \$1,499,000**



SPINNAKER GROUP, INC.

**Andy Kushner**

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**Kate McMorrow**

(401) 477 - 0405

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# PROPERTY HIGHLIGHTS

- Land for **Sale**
- **Listed at \$1,499,000**
- **3.11 acre** parcel
- Approx. 440 feet of frontage on Lafayette Road
- Designated **MBTA overlay district**
- City water, sewer & gas available.



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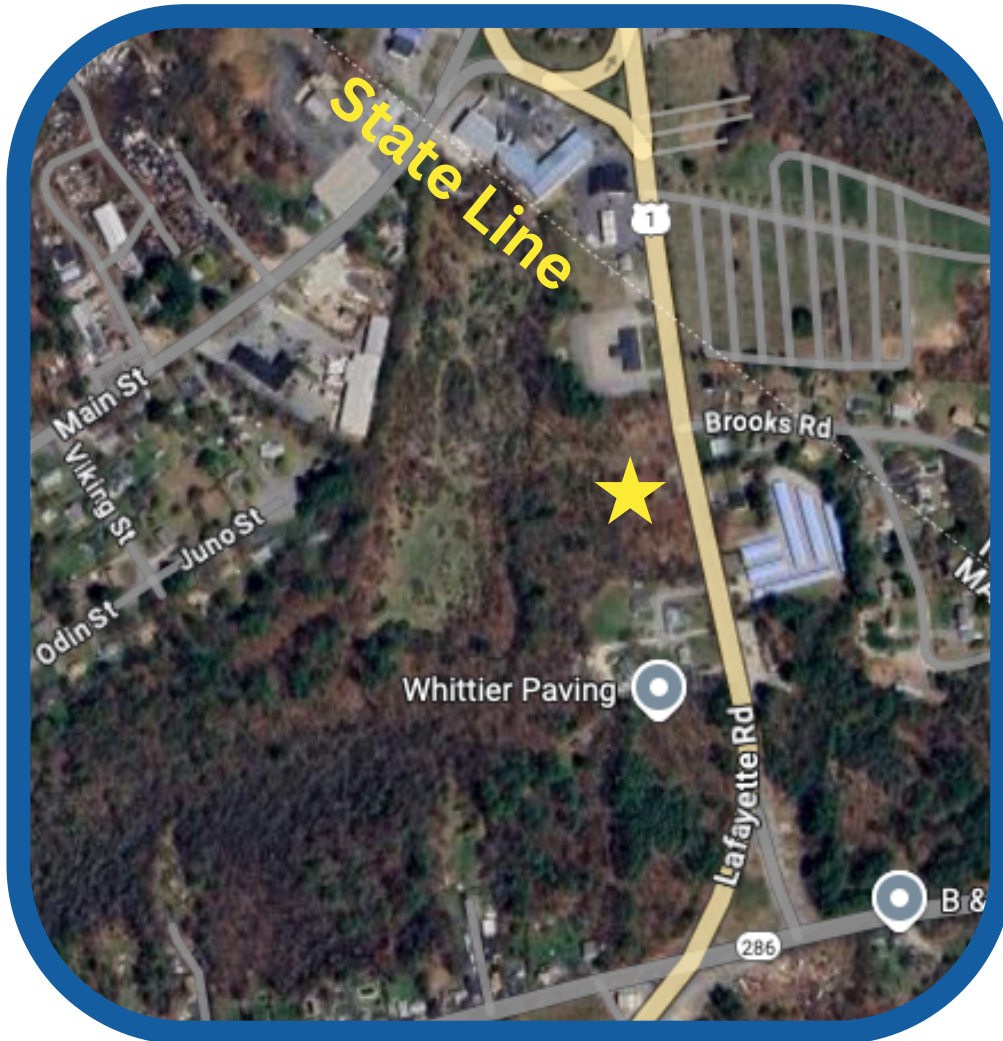
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# ZONED FOR



- **MBTA Communities Multi-Family Overlay District**
  - Maximum Dwelling Units per Acre = 17
- **LM - C Zoning**
  - Assisted living or life care
  - Retail, major and minor
  - Restaurants
  - Small-scale solar photovoltaic installations
  - Hotel
  - Wholesale & Distribution



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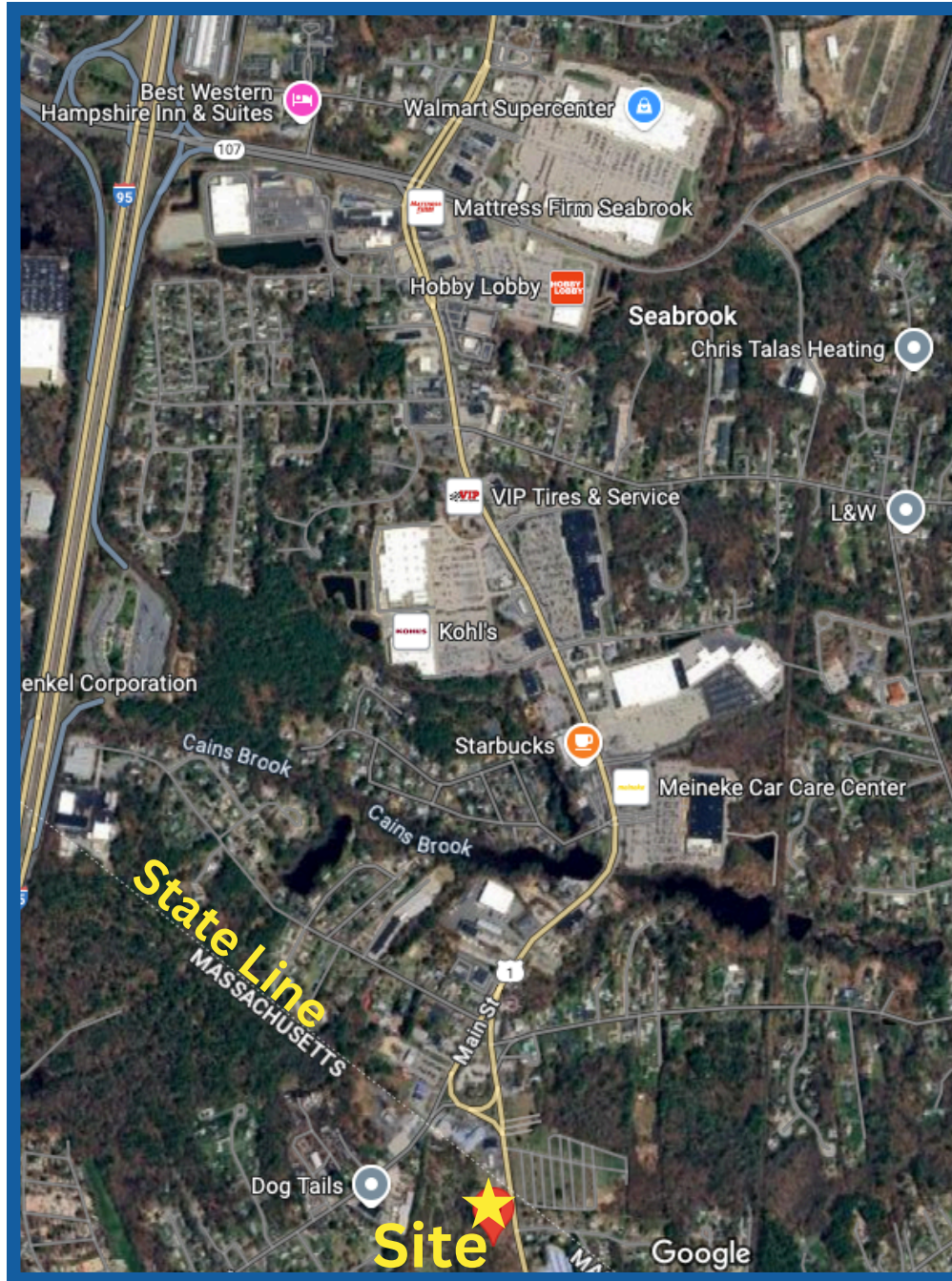
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# LOCAL PROXIMITY



## ALSO CLOSE BY:

- Home Depot - **0.8 miles**
- Lowes - **1.2 miles**
- Planet Fitness - **1.1 miles**
- Chili's - **1.1 miles**
- Market Basket - **1.1 miles**
- Five Guys - **1.3 miles**
- Dunkin' - **1.9 miles**
- Seabrook Emergency Room - **1.6 miles**
- McDonald's - **1.8 miles**
- HomeGoods - **1.9 miles**



# UPDATED PHOTOS

