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MLS # 73453476 - New
Land - Commercial

797 Boston Rd
Groton, MA: East Groton, 01450-2055
Middlesex County

List Price: **\$825,000**

Grade School:

Middle School:

High School:

Directions: **495 to 119**

Prime Development Opportunity for investors and developers. This strategically located parcel offers tremendous potential in a high visibility, mixed use corridor. Zoned RA, the site allows a variety of development options by right or special permit, including religious, childcare, adult care, single-family, multifamily, and other community oriented uses. The Planning Board has recently approved a Special Permit for the construction of 24 age restricted multifamily units, demonstrating the site's readiness for immediate development and the town's openness to smart growth. Positioned at a signaled intersection adjacent to a supermarket and other neighboring businesses, this location benefits from strong daily traffic counts and excellent visibility. Located directly on Route 119/225, just minutes from I-495 and Route 2, this property offers fantastic accessibility.

Property Information

Total Approx. Acres: **2.8 (121,818 Sq. Ft.)**

Cultivation Acres:

Home Own Assn: **No**

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures:

Features

Area Amenities: **Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public, Association**

Cable Available:

Documents: **Legal Description, Aerial Photo, Blueprints, Drawings**

Electric: **At Street**

Gas: **At Street**

Land Description: **Level, Wooded, Cleared**

Road Type: **Public, Paved, Publicly Maint., State Road**

Sewer Utilities: **Nearby**

Water Utilities: **Public**

Waterfront: **No**

Water View: **No**

Zone Usage: **Single Family, Multi-Family, Condo/Co-Op, Agriculture**

Other Property Info

DEQE/DEP#:

Disclosure

Declaration: **No**

Perc Test:

Short Sale

w/Lndr.App.Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:133 B:49**

L:

Assessed: **\$233,300**

Tax: **\$3,558** Tax

Year: **2025**

Book: **45322** Page: **597**

Cert:

Zoning Code: **RA**

Map: **133** Block: **49**

Lot: **0**