

RETAIL/MIXED-USED FOR SALE

480 WATER ST, FITCHBURG, MA 01420



PRICED AT: \$1,090,000

KW COMMERCIAL | NORTH CENTRAL
670 Mechanic Street
Leominster, MA 1453



Each Office Independently Owned and Operated

PRESENTED BY:

DUNCAN CHAPMAN
Director
O: (978) 621-1290
duncan@kw.com
147900, Massachusetts

JAMMIE GEDDIS
Commercial Realtor
O: (774) 242-9752
jammie.geddis@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PROPERTY DESCRIPTION

480 WATER STREET



Prime Commercial Retail Property on Route 12

Discover this exceptional commercial retail property perfectly positioned as the Gateway to Fitchburg on bustling Route 12. Known for its prominent retail and wholesale shop, this property offers unmatched visibility and convenience for both customers and businesses.

Key Highlights:

Prime Location: Heavy traffic flow on Route 12 ensures consistent exposure, making it a hub of activity and commerce.

Ample Parking: With 35 parking spaces, you'll provide customers with ease and accessibility rarely found in the area.

Strategic Connectivity: Situated on the bus route and the popular Rail Trail, drawing both commuters and outdoor enthusiasts.

Unique Features: Includes additional land along the river, offering potential for expansion, outdoor seating, or creative uses to enhance your business vision.

Versatile Potential: Ideal for retail, wholesale, or a mix-use space to cater to Fitchburg's growing demand.

With its iconic reputation and unbeatable features, this property is more than just a space – it's an opportunity to anchor your business in a thriving, high-visibility area. Don't miss the chance to make it yours!

PROPERTY PHOTOS

480 WATER STREET



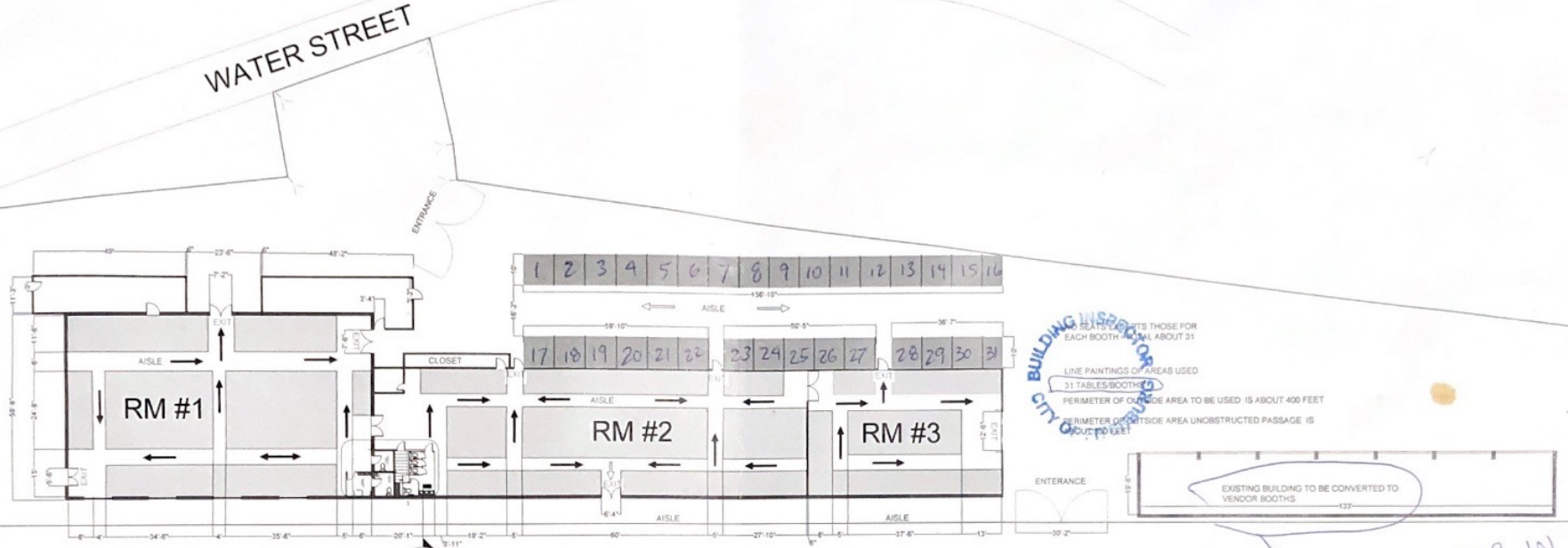
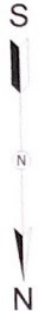
480-Water-Street-Dollhouse-View

FLOOR PLAN

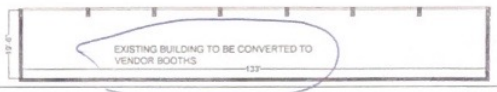
480 WATER STREET



WATER STREET



BUILDING DEPARTMENT
CITY OF DRACUT
SEATS CAPACITY THOSE FOR EACH BOOTH SHALL ABOUT 31
LINE PAINTINGS OF AREAS USED
31 TABLES/BOOTHS
PERIMETER OF OUTSIDE AREA TO BE USED IS ABOUT 400 FEET
PERIMETER OF OUTSIDE AREA UNOBSTRUCTED PASSAGE IS ABOUT 40 FEET



NOT INCLUDED IN OUTSIDE SALES UNTIL BUILDING IS BROUGHT TO CODE

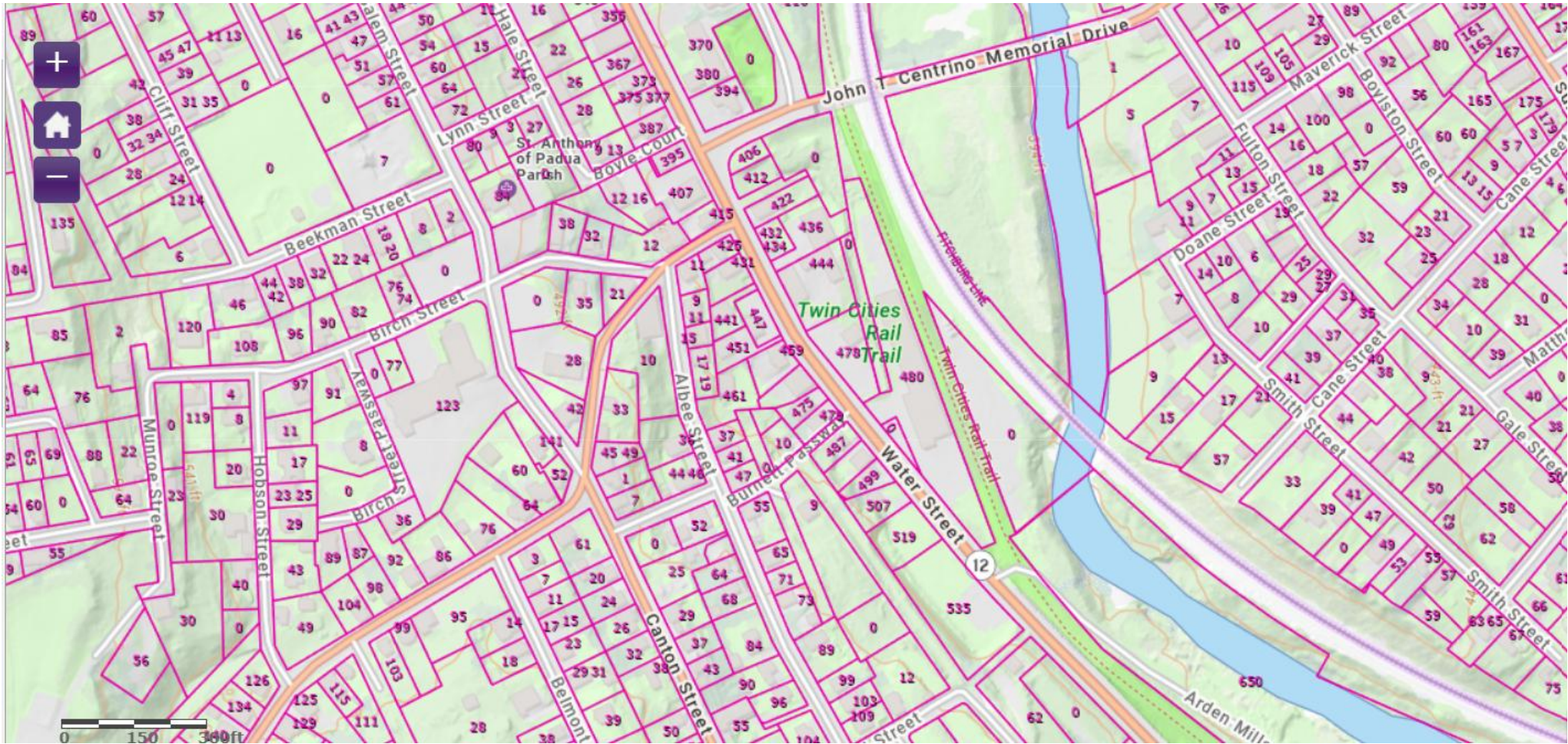
- LEGENDS
- AISLES
 - EXIT DIRECTION
 - OUTSIDE VENDOR BOOTHS
 - VENDOR BOOTHS
 - EXISTING WALLS

APPLYING FOR PERMIT FOR OUTSIDE VENDOR BOOTHS

	RIGHTWAY ENGINEERING LLC. 1934 LAKEVIEW AVE STE 8, DRACUT MA 01845 CIVIL ENGINEER: STEVEN MANSARAY	SCALE : 1":20'

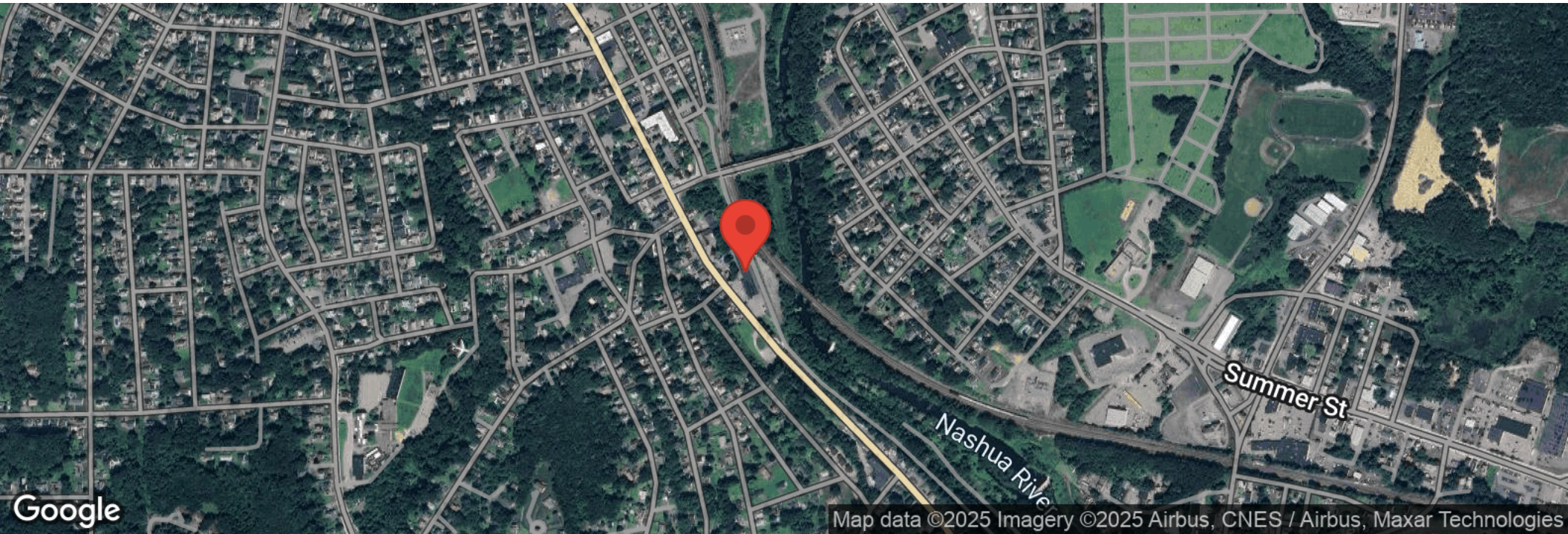
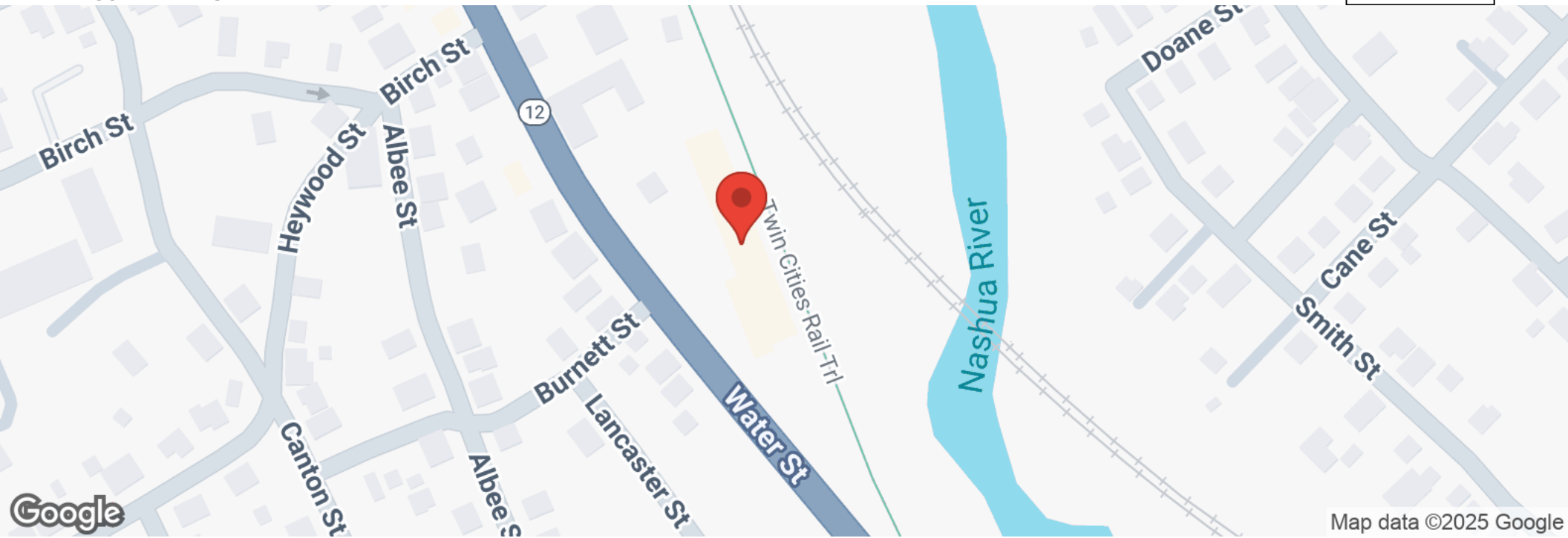
PROPERTY MAP

480 WATER STREET



LOCATION MAPS

480 WATER STREET





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DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER

PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

Office Address: 670 Mechanic Street
Leominster, MA 01453

Office: 978-840-9000

Cell: 978-621-1290

Duncan@KW.com

<https://www.linkedin.com/in/duncan-chapman-002824128>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

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Jammie Geddis

PERSONAL PROFILE

Jammie Geddis is a commercial realtor in Central Massachusetts.

Like back in his running back days of football, he will assure you he is the guy you want to be hand off to and let him carry your transaction into the endzone.

When he is not wrapped up in a real estate transaction, he is working on medicine for stage four cancer with a passion for human life and empathy for the health and wellbeing of all people. If you work with Jammie you will see that he is invested in your quality of life and his claim to fame, is he picks up the phone when you are looking for a real estate professional

WORK EXPERIENCE

Driven and motivated over the last decade with a turn in focus to commercial real estate, his first commercial deal was taking on a national giant alone learning the ropes and in that becoming there point man. He has had successes over all facets of real estate experiences, starting with residential properties, selling land, industrial buildings, developing large multi family construction but has now become grounded in retail sale. Also tenant representation, growing and managing retail assets.

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SKILLS SUMMARY

Commercial Real Estate

Multi-Family Housing

Tenant Representation

Management

Retail Listings

STATES LICENSED

 Massachusetts

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