

FOR SALE
Prime Development Opportunity
Route 1 Salisbury, MA

Overview

Address: 188 Lafayette Rd (Route 1) Salisbury MA 01952
Lot Size: 1.79 Acres (77,972 Square Feet)
Utilities: Town Water, Sewer tie-in available, Gas available
Frontage: 324 Feet on Route 1 / Lafayette Rd
Zoning: LMB. LM-B Lafayette Main District B
Overlay: Marijuana Overlay District
Parking: Over 100 existing parking spaces on-site, a significant asset for any commercial or mixed-use development.
Visibility: High Visibility and Traffic Count
Existing Buildings: Restaurant Building ~ Approximately 8,066 sf. Residential Building ~ Approx. 1,476 sf

Location

Location: Minutes from Route 95
Highway Access: Minutes from major routes: I-95, I-495, and Route 286
Enhancements: Lafayette Rd Infrastructure Improvements: New water and sewer lines, dedicated bike lanes, sidewalks, and two new roundabouts within a .05-mile in both directions, etc.

Opportunity

Uses: Many and varied uses allowed by right
Development Possibilities include Restaurant, Brew Pub, Retail, Multi-Family Housing, 40B Development, Mixed-Use Projects, R & D Laboratories, Professional /Business Offices, Educational Facilities, Religious Organizations, and more!
Building Potential: Building height up to 3 Stories or 45 Feet by right, allowing for significant vertical development.
Cannabis Zoning: Marijuana Related Business Overlay District and Zoning

This is a rare opportunity to acquire a substantial parcel of land in a prime location on Route 1 in Salisbury. The flexible LM-B zoning, significant frontage, existing infrastructure, and recent public improvements make this an ideal site for a wide range of commercial and residential development projects. The property benefits from high traffic counts, excellent regional access, and the ongoing revitalization of the Lafayette Road corridor.

Contact Linda Houllahan at Jacob Realty for more details:

lhoullahan@jacobrealty.com (617) 852-7052