

**66, 68  
& 70**

**POWDER MILL  
ROAD**  
*MAYNARD, MA*



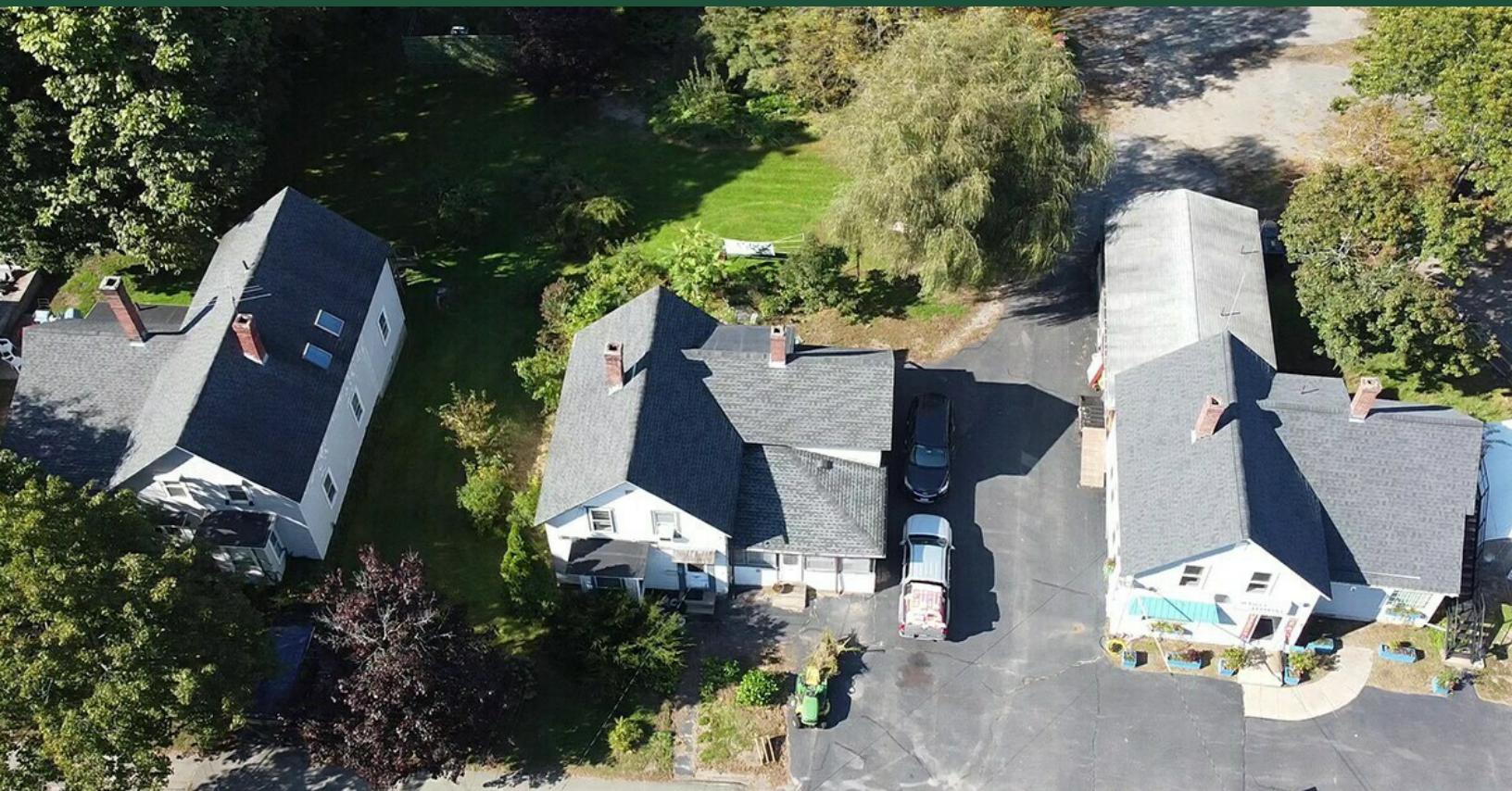
COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC.

**For Sale**



# SUMMARY / SPECIFICATIONS

66-68-70 POWDER MILL RD MAYNARD, MA



## PROPERTY DESCRIPTION

Introducing a unique development opportunity in the heart of Maynard, Massachusetts. Spanning over 2.26 acres, the properties at 66, 68, and 70 Powder Mill Road offer an unparalleled chance to shape a thriving neighborhood along the scenic Assabet River. These three contiguous lots, currently hosting multifamily and retail spaces, are ideally positioned within Maynard's anticipated overlay district. This setting presents a dynamic platform for mixed-use projects, blending residential, retail, restaurant, office, or a number of other uses.

Located strategically within Middlesex County, these properties are not just in an evolving locale but at the heart of its growth. The overlay district's increased flexibility in zoning opens doors for a diverse range of developments, potentially including hotels and other unique ventures under special permits. This versatility makes 66, 68, and 70 Powder Mill Road not just a prime spot for development but a multifaceted investment opportunity in a community on the rise.

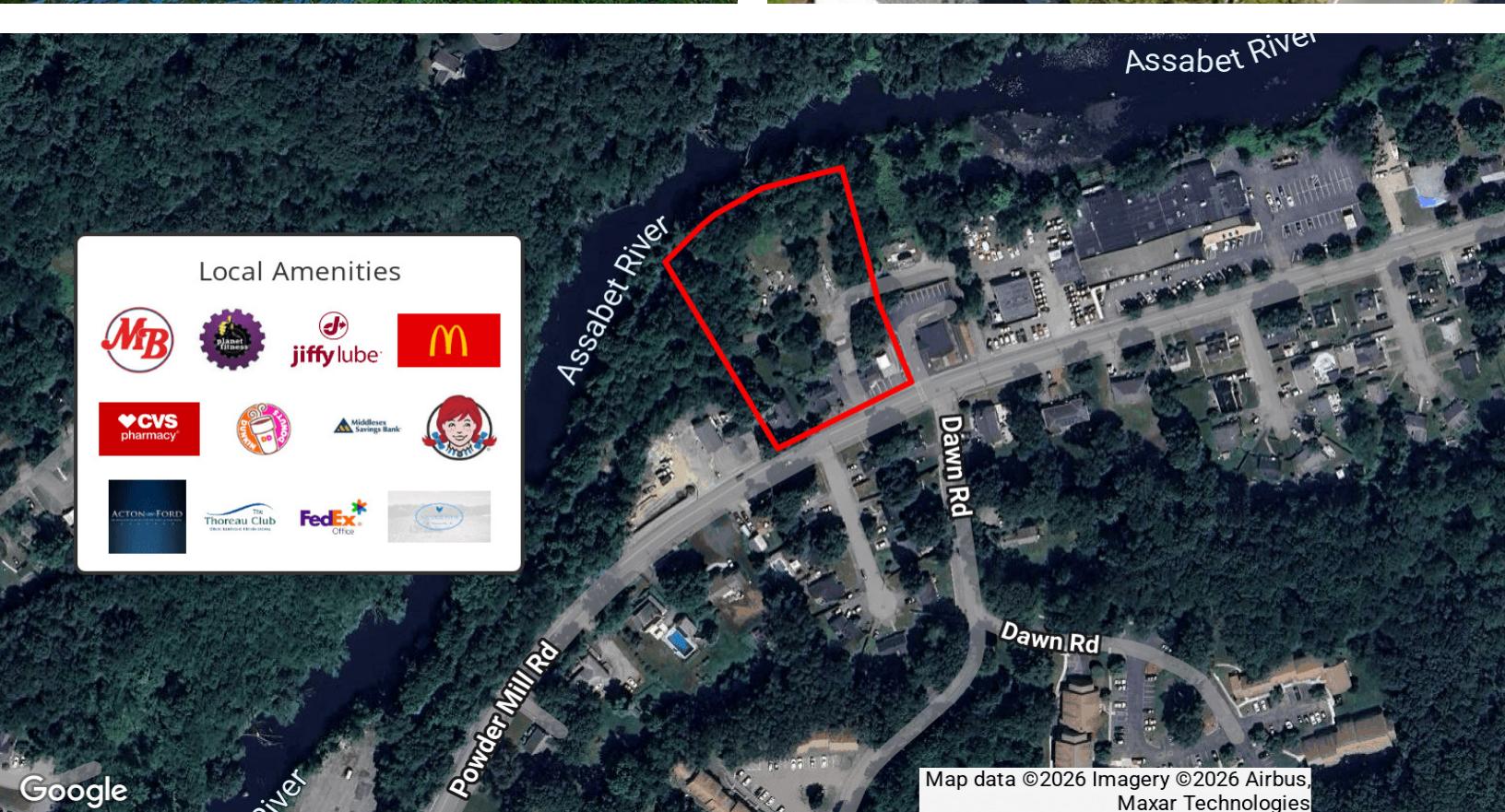
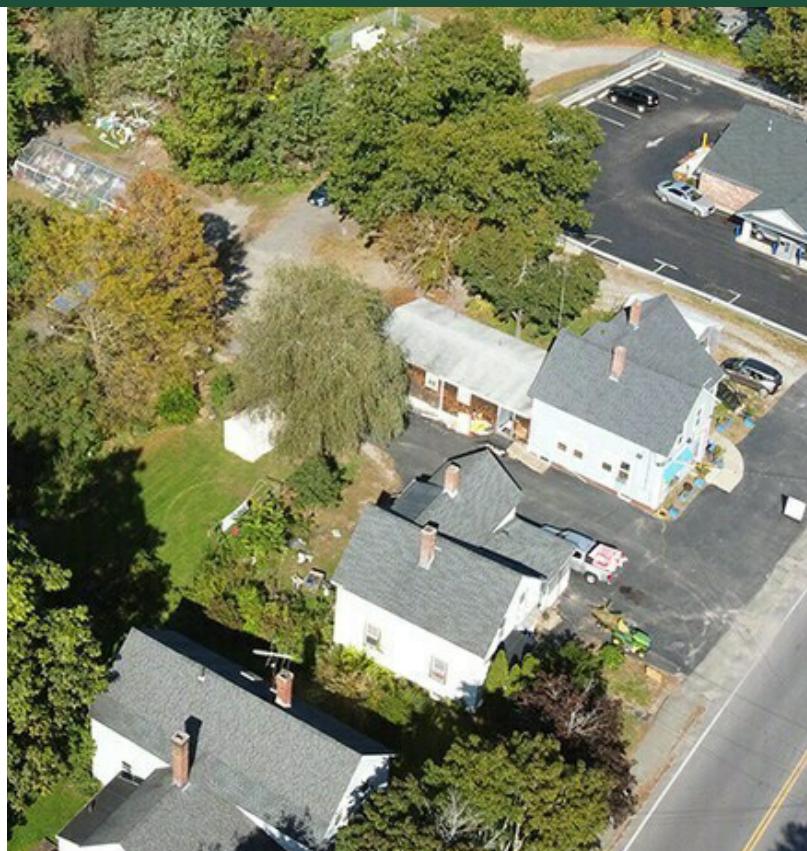
Seize the chance to invest in a location that promises both immediate and long-term returns. With its prime positioning along the Assabet River and within a rapidly developing district, these properties offer a rare blend of natural beauty and urban convenience. Whether you're looking to create a vibrant residential community, a bustling commercial hub, or a combination of both, the potential here is limitless. Don't miss out on this exceptional opportunity to be part of Maynard's exciting growth story.

## PROPERTY HIGHLIGHTS

- Spanning 2.26 acres, 66, 68, and 70 Powder Mill Road in Maynard offers a unique development opportunity in a prime location.
- Increased zoning flexibility allows for diverse developments, including potential hotels and other ventures under special permits.
- Ideal for mixed-use projects, these contiguous lots currently host multifamily and retail spaces, perfect for residential, retail, and office uses.
- Situated in a rapidly growing area within Middlesex County, offering both immediate and long-term investment returns.
- Strategically located at the heart of local growth in Maynard's anticipated overlay district along the scenic Assabet River.

# PROPERTY / LOCATION

66-68-70 POWDER MILL RD MAYNARD, MA



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Maxar Technologies

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