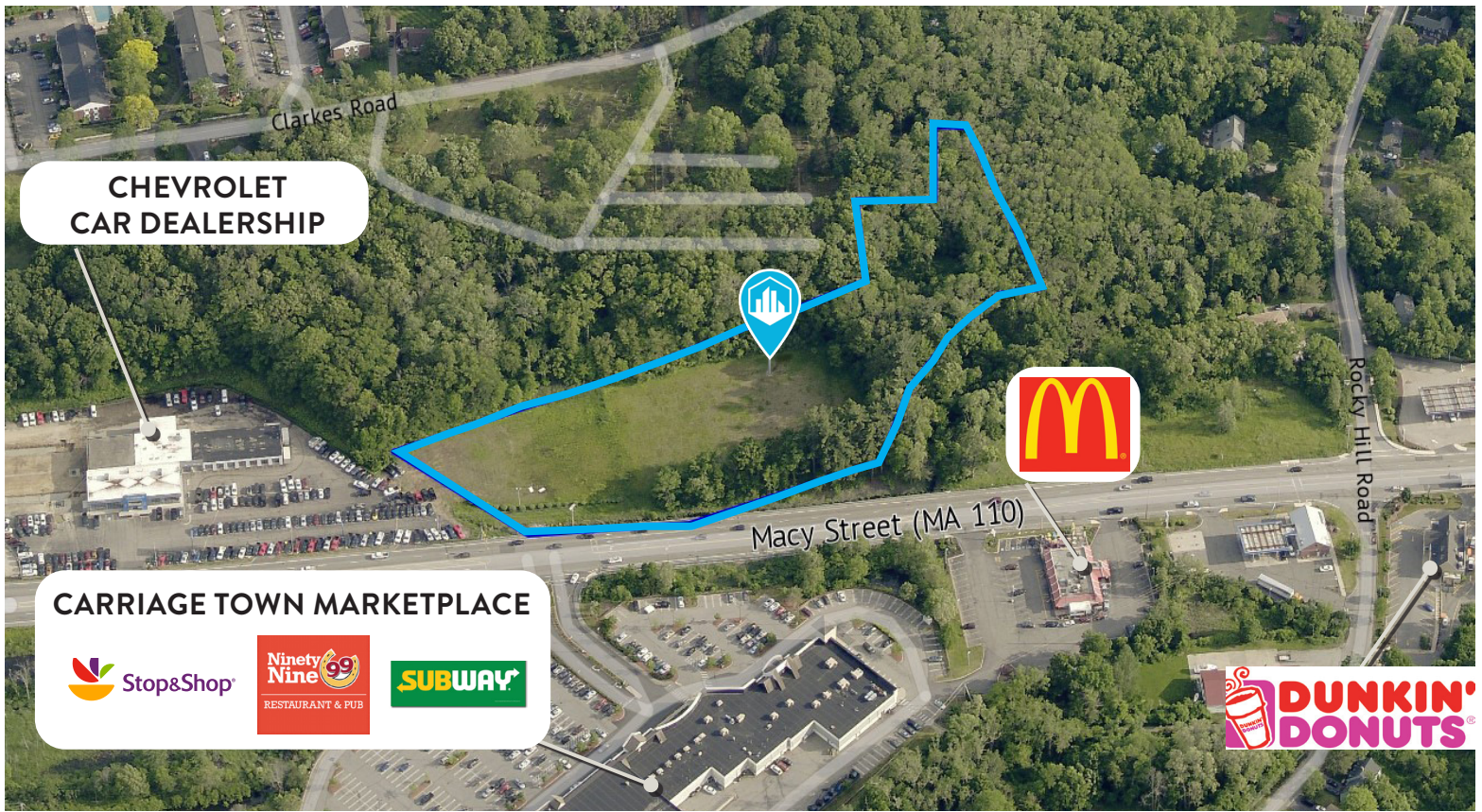


FOR SALE | PRIME RETAIL/COMMERCIAL LAND

91 MACY STREET/ROUTE 110, AMESBURY, MA 01913



PROPERTY OVERVIEW

The Boulos Company is pleased to present the opportunity to acquire 4.52± acres of prime retail/commercial land located in a highly sought-after area with frontage on Route 110. This location is less than 1/2 mile from I-95 and I-495, and directly across from the busy Carriage Town Marketplace.

Traffic counts of 32,468± vehicles per day, ensure a steady stream of customers and patrons.

Conceptual plans show that up to 5,065± SF of retail/commercial space with a drive-through could potentially be accommodated on this site, but there are other footprints and configurations that are also possible.

PROPERTY HIGHLIGHTS

- 4.52± acres prime retail/commercial land
- Prime location with frontage on Route 110
- Potential for signalized intersection
- Traffic counts of 32,468± vehicles per day
- Multi-family special permit/mixed-use
- Directly across from Carriage Town Marketplace
- Less than 1/2 mile from I-95 and I-495
- Recent wetland delineation
- Conceptuals for up to 5,065± SF with drive-thru

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PROPERTY SPECIFICATIONS

TOTAL LAND AREA: 4.52 ± acres

ASSESSOR'S REFERENCE: Map 79, Lot 57

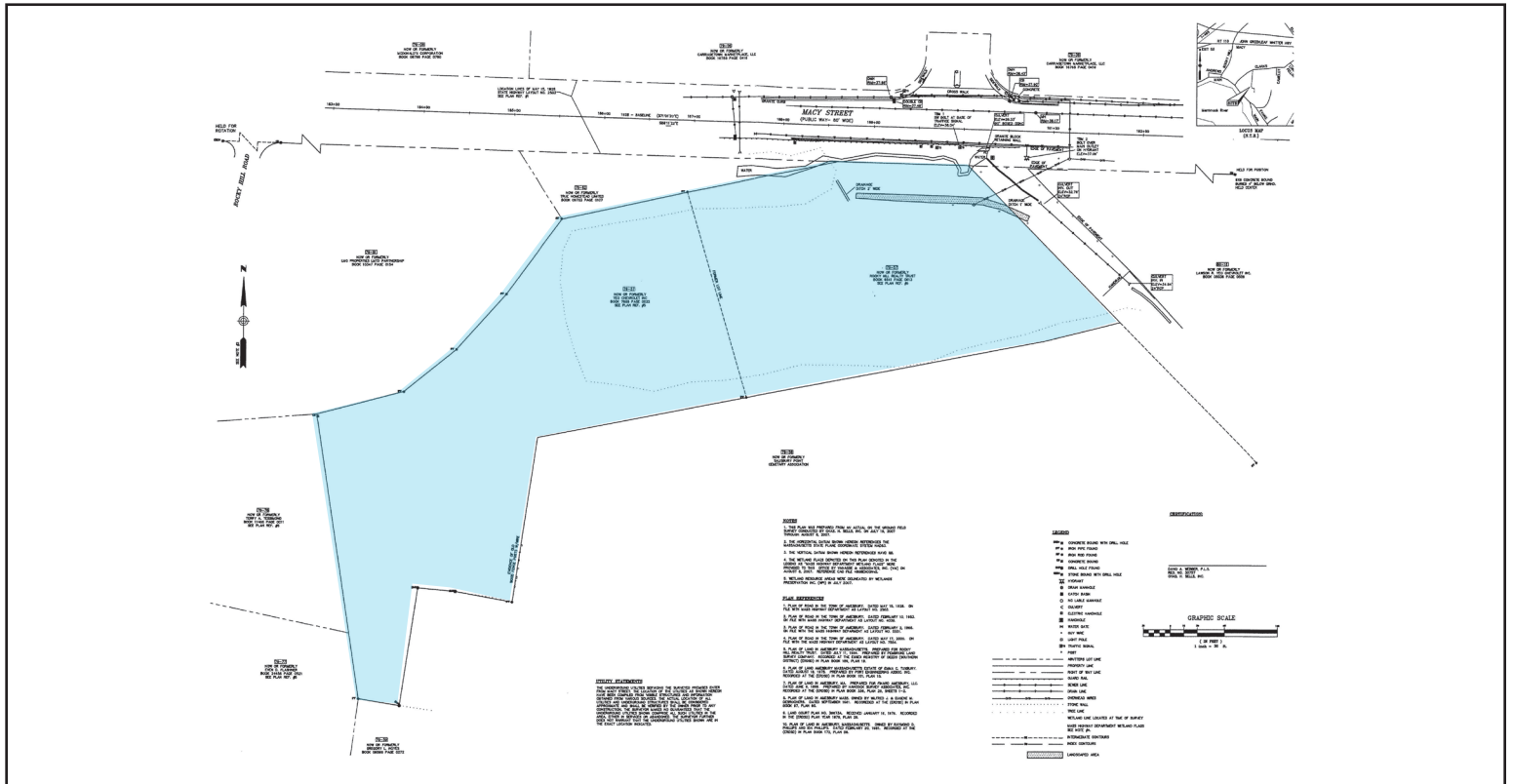
UTILITIES: Natural gas, city water, city sewer

SALE PRICE: \$699,000

ZONING INFORMATION

- Commercial/R-20/multi-family by special permit, mixed-use XI.J
- Conceptual plans show up to 5,065± SF with drive-thru

TAX MAP

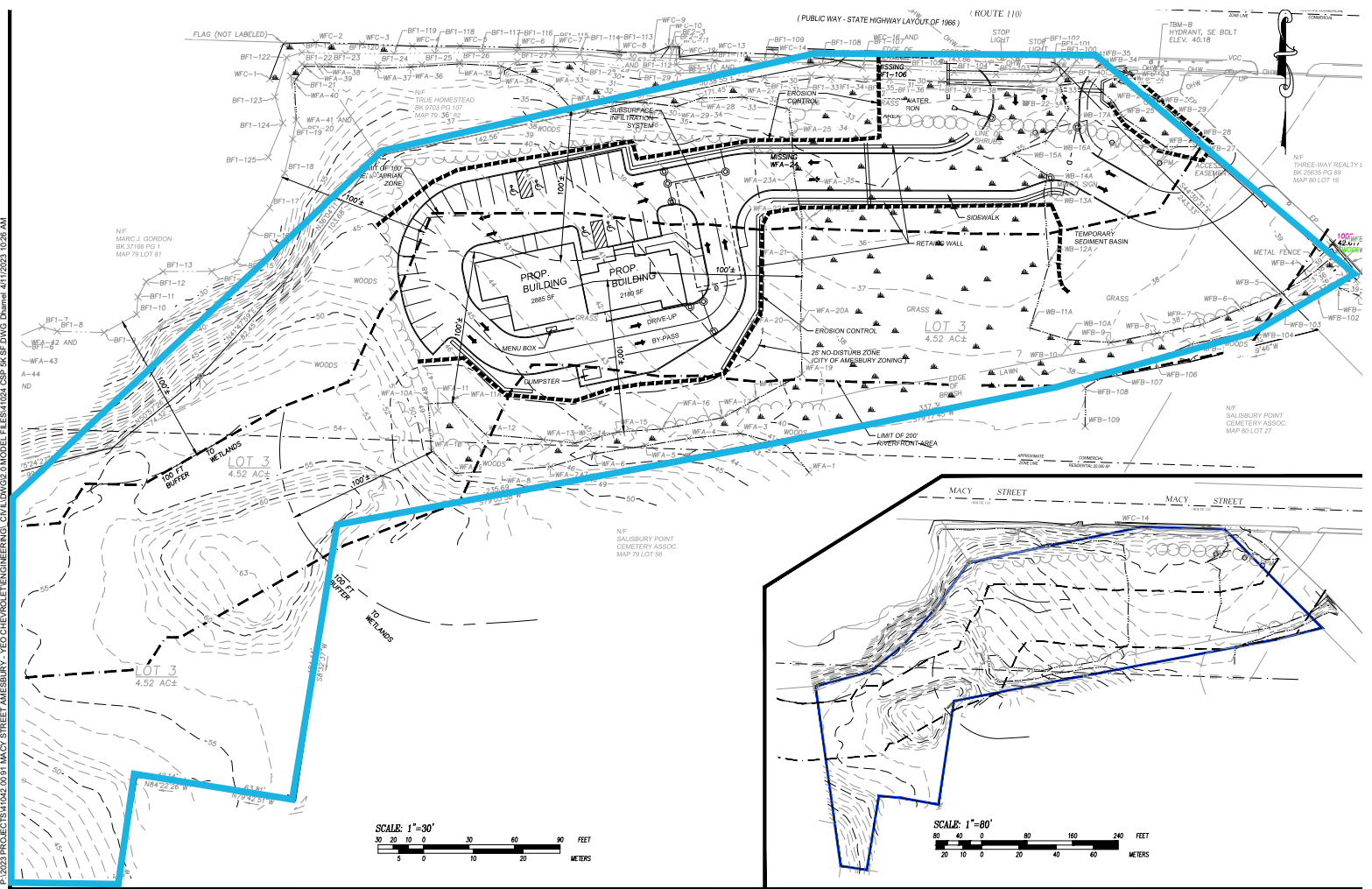


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CONCEPTUAL SITE PLAN



The conceptual plans provided are for illustrative purposes only, and are not to scale. The boundary lines depicted are approximate and should be viewed with this in mind. These plans should be used as a guide only and are not suitable for legal, engineering, or surveying purposes. The information contained in these plans may not be accurate, complete, or up-to-date, and should not be relied upon without further consultation with relevant experts.

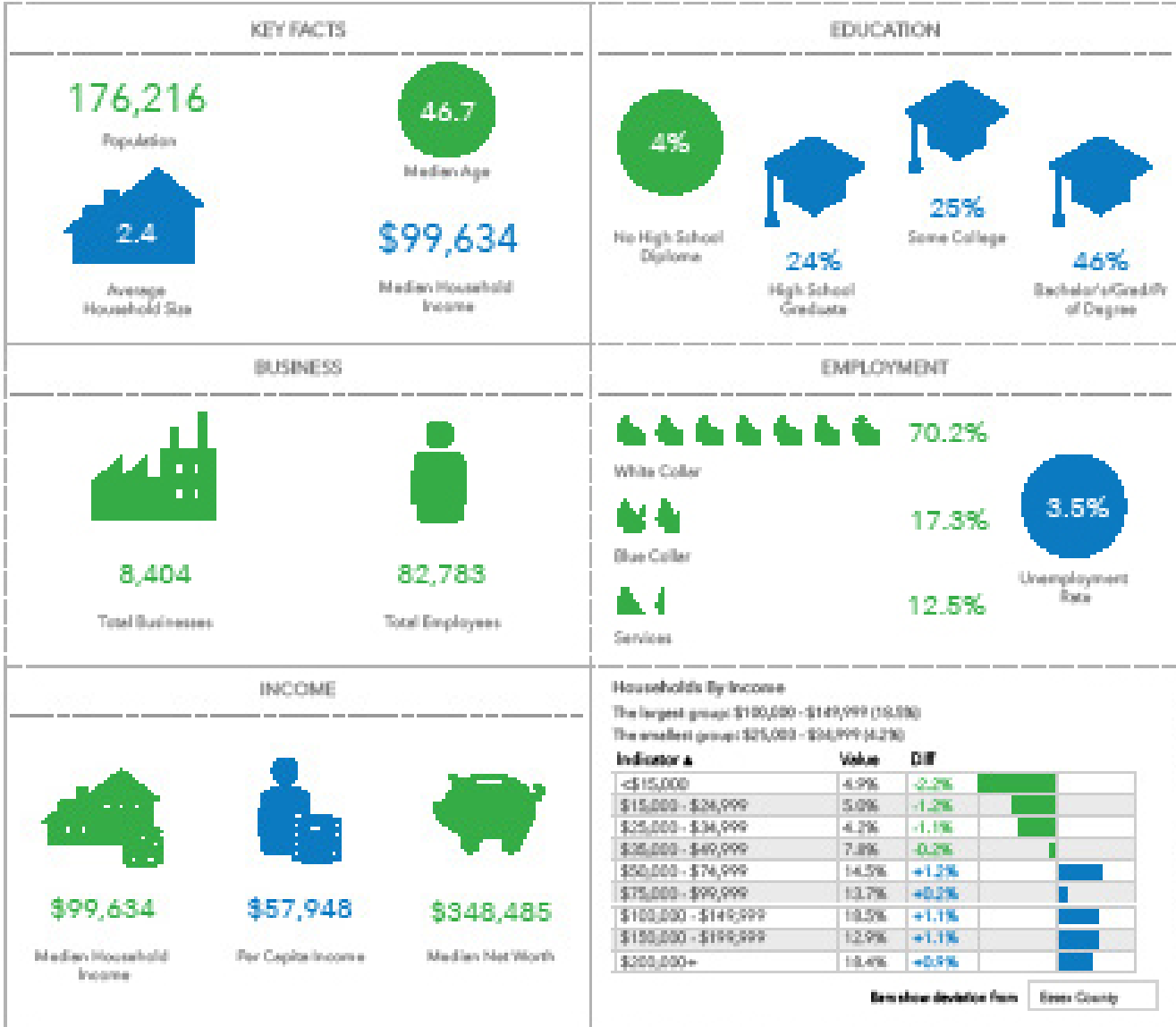
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91 MACY STREET/ROUTE 110, AMESBURY, MA 01913



Key Facts

91 Macy Street, Amesbury, Massachusetts, 01913
Ring of 10 miles



This infographic contains data provided by Esri, Esri Data Analytics. The storage of the data is 2023, 2027.

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CONTACT US



CHRISTIAN STALLKAMP
Senior Broker
+1 603.570.2696 D
+1 603.828.3818 C
cstallkamp@boulos.com

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