



MLS # 73270104 - Active

Land - Commercial

371 Providence Rd
Grafton, MA: South Grafton, 01560
Worcester County
Grade School: **SGES, GES**
High School: **GHS**
Directions: **Providence Rd is Rte 122**

List Price: **\$299,900**

Middle School: **Grafton Middle**

Excellent opportunity to build or expand your business in Grafton! Ideally situated, this 1.8 acres level lot offers 205' of frontage right off rte 122 with great visibility and daily traffic count! Investors, developers, business owners take note! Zoned OLI (office- light industrial) this partially fenced lot with town water and sewer at street and access to gas, is suitable for a multitude of business and commercial uses such as office, restaurant, retail development, schools, day care, medical office, horticultural/floricultural, recreational facilities, private clubs, animal hospital, auto/track service and many more. Special permits may be required. Developers- this large, level parcel has also a great potential for a multi-unit 40B condo complex. Truly a unique investment opportunity in the fast growing South Grafton Community!

Property Information

Total Approx. Acres: **1.8 (78,408 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures: **Buyers and buyers agents do to their own due diligence and verify all information.**

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, House of Worship, Private School, Public School, T-Station**

Beach: **No**

Cable Available:

Electric: **At Street**

Gas: **Nearby**

Land Description: **Stream, Cleared**

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

Sewer Utilities: **Public**

Water Utilities: **Public**

Waterfront: **No**

Water View: **No**

Zone Usage: **Industrial - Light, Other (See Remarks)**

Other Property Info

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test:

Short Sale w/Lndr.App.Reg: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$179,000**

Tax: **\$2,561** Tax Year: **2024**

Book: **69118** Page: **107**

Cert:

Zoning Code: **OLI**

Map: Block: Lot:

Compensation

Sub-Agency: **Not**

Offered

Buyer's Broker: **Not**

Offered

Facilitator: **Not**

Offered

Compensation Based On:

Office/Agent Information

Listing Office: **RE/MAX Executive Realty** (508) 839-9219

Listing Agent: **Barbara Rybicki** (508) 415-1465

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Appointment Required, Email List Agent**

Showing: Facilitator:

Special Showing Instructions:

Firm Remarks

Zoned OLI including Water Supply Protection Overlay. Please review attached zoning by-laws.

Market Information

Listing Date: **7/26/2024**

Days on Market: Property has been on the market for a total of **74** day(s)

Expiration Date:

Original Price: **\$350,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **74** day(s)

Office Market Time: Office has listed this property for **74** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing: