

106 PARK STREET
AYER, MA

DEVELOPMENT
OPPORTUNITY
7.5 AC AVAILABLE
FOR SALE

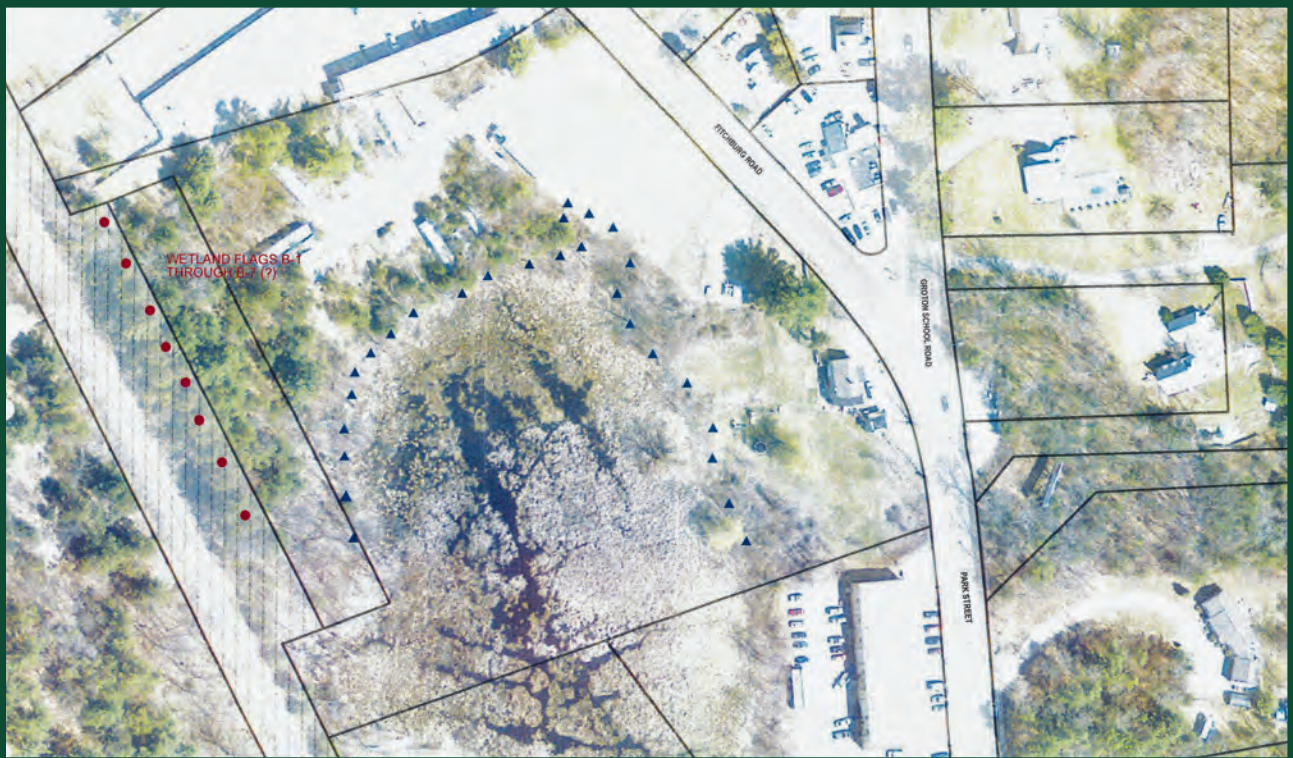


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

PROPERTY SUMMARY/SPECIFICATIONS

SUMMARY

O'Brien Commercial Properties is pleased to announce the exclusive listing of 106 Park Street in Ayer, MA, a ± 7.5 -acre parcel zoned General Business (GB) and ideally suited for a range of commercial or mixed-use development. With over 600 feet of frontage on Route 2A and access to public water and sewer, the site offers strong visibility and zoning flexibility, allowing for retail, restaurant, drive-thru, hotel, medical office, or residential development. Located near the MBTA Commuter Rail and just minutes from Route 2 and Devens, this is a rare opportunity to establish a high-visibility project in one of North Central Massachusetts' most active corridors.



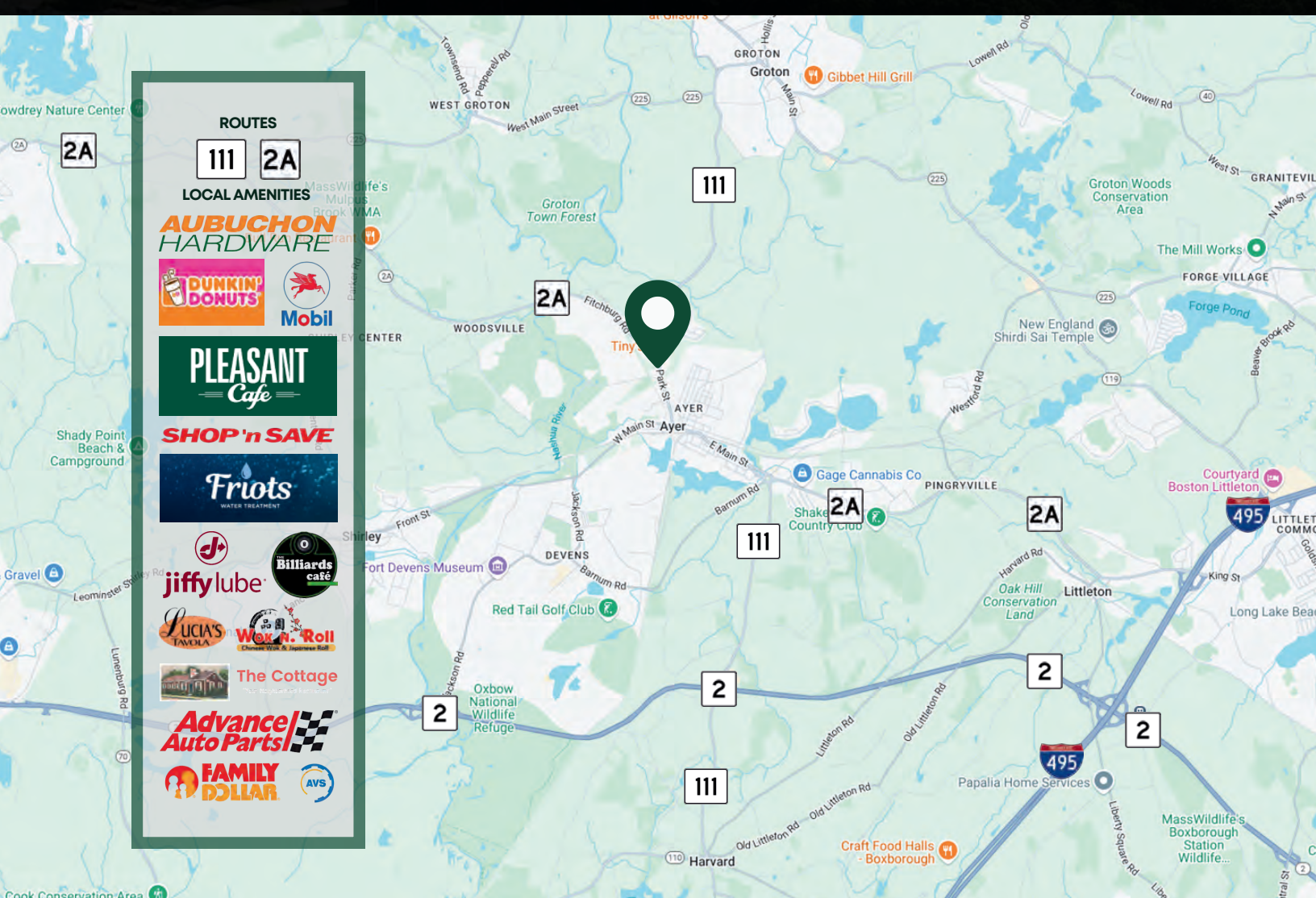
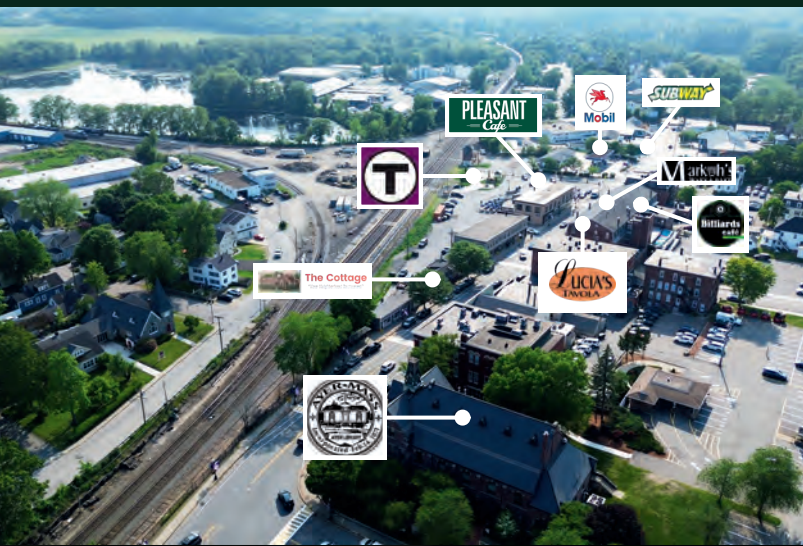
SPECIFICATIONS

- **Acreage:** 7.5 AC
- **Front:** 600' of Frontage
- **Utilities:** City - Sewer/Water/Gas
- **Highway Access:** 3.6 Miles from Rt.2
- **Location:** Less than 1 Mile from Downtown Ayer
- **Zoning:** General Business (GB)

Allowed Uses Include:

- Apartments Above Commercial
- Townhomes, Bed and Breakfast
- Religious or Municipal Use
- Childcare, Hotel, Retail, Pharmacy and Restaurant
- Variety of Other Commercial Uses

THE PROPERTY/LOCATION



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