





FOR SALE

495 WASHINGTON ST

Auburn MA

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➤ **\$1,525,000**

➤ **1.77 Acres of Hwy Business Zoned Land**



Property Overview

495 Washington Street in Auburn presents a rare opportunity for a business or investor to acquire a parcel on Route 20 In Auburn that can be host to a variety of different uses such as daycare programs, car washes, QSR food service, tradesman buildings, and automotive repair or sales. There are two parcels that are being marketed with their addresses being 495 Washington Street, Auburn MA and 58 Stone Street, Auburn MA.

Strategically located on the east side of Route 20 any future owner would have access to I-90, I-395/295, and Route 12 within minutes of leaving the lot. The frontage on Stone and Coolidge allows for the possibility of an additional curb cut which enables both east and west travel. The parcel has a flat topography and has Town Water, Sewer and Natural Gas. There is a single family home on the lot that can provide income and help offset debt service costs while permitting occurs.

Property Specifications

Parcel Size: 1.77 Acres

Frontage: 400+/- on Rte 20,
200+/- on Coolidge Street

Heat Source: Natural Gas

Sewer & Water: Municipal

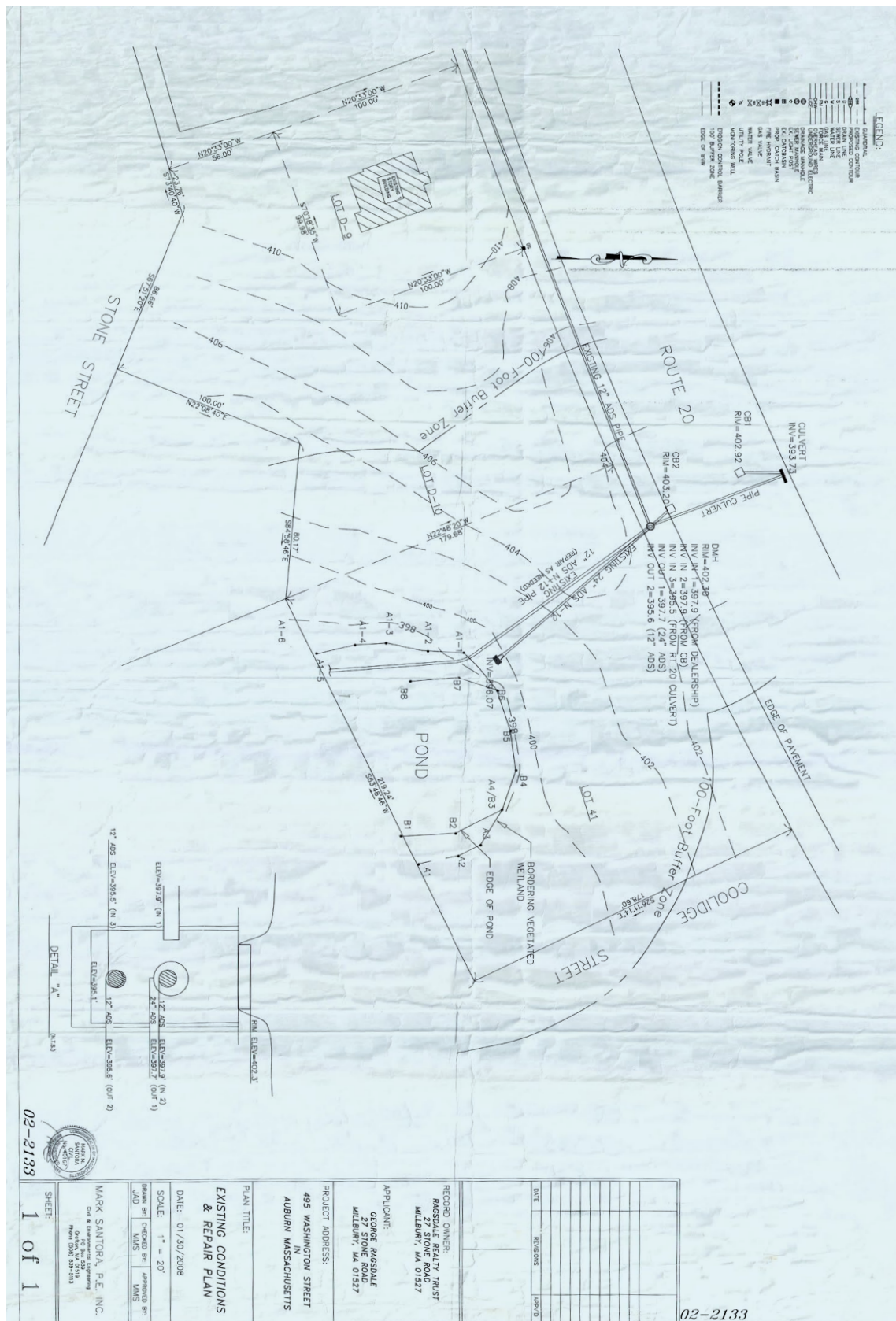
Zoning: Highway Business

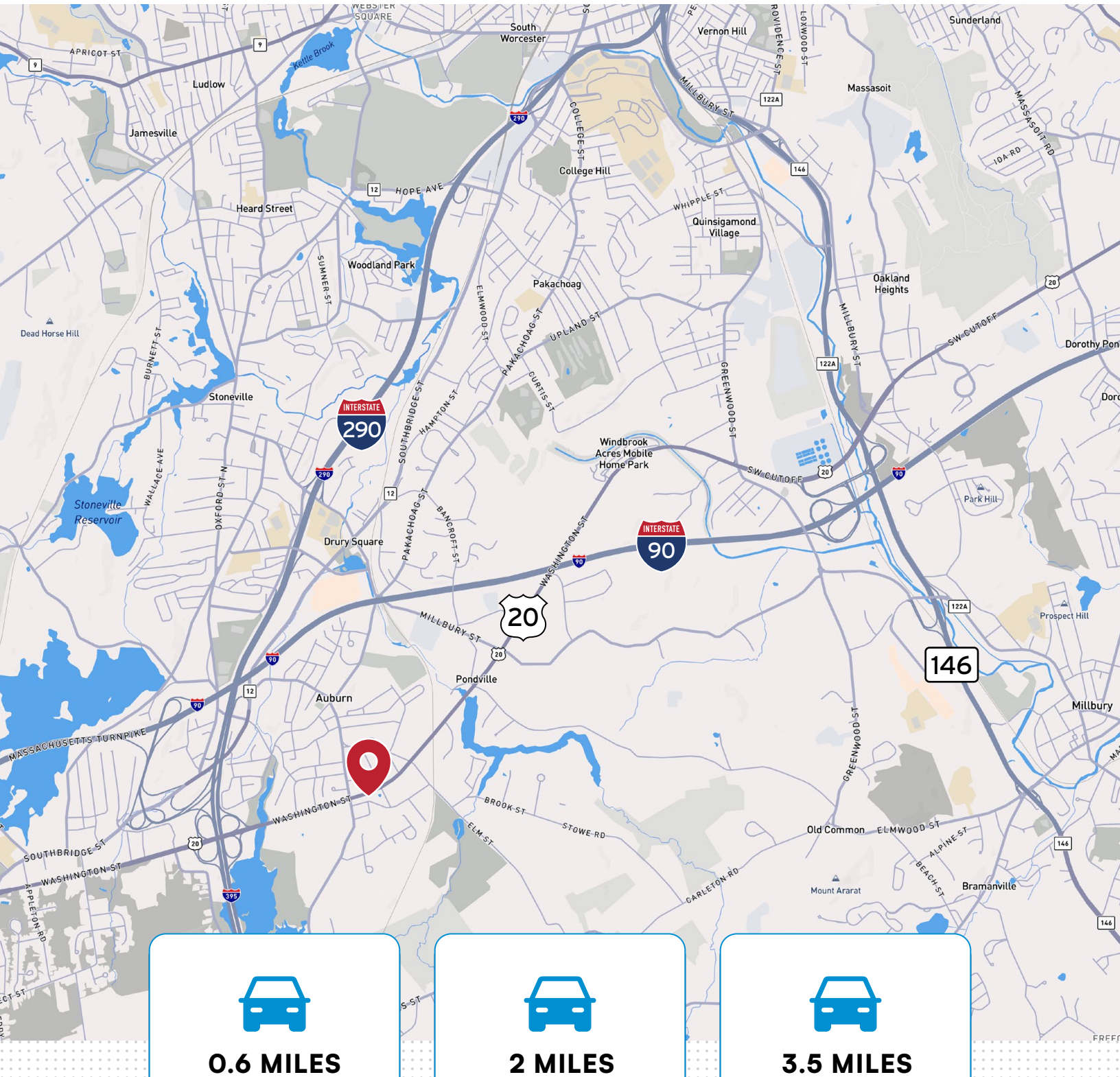
Traffic Count: 22,000 +/- ADT

Key Features

- › Level topography
- › Fantastic Access to I-90, I-290, and Rte 146
- › Single family home currently on the lot









0.6 MILES
to I-290


2 MILES
to the Mass Pike


3.5 MILES
to Route 146

Area Highlights

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.