

Historic Property

FOR
SALE



Unique opportunity to own an historic landmark. 144 Great Road has excellent visibility and prime frontage in the most vibrant commercial area in Acton. This building currently serves a captive audience of more than 80,000 people living within 5-miles with average household incomes exceeding \$150,000.

Property Features:

Building Size:	5,637 (est.) gross square feet
Land:	1.41 acres
Zoning:	Limited Business allows for retail, office, residential, mixed use, and more
Taxes:	\$18,457 (2024)
Traffic Volume:	17,000+ vehicles per day
Parking:	Ample on-site parking
Landscaping:	Professionally designed plantings and stunning patio
Location:	Directly across from Brookside Shops, anchored by Trader Joe's and Staples
Utilities:	Water - Town of Concord, Septic - Private Gas - National Grid Electricity - Eversource

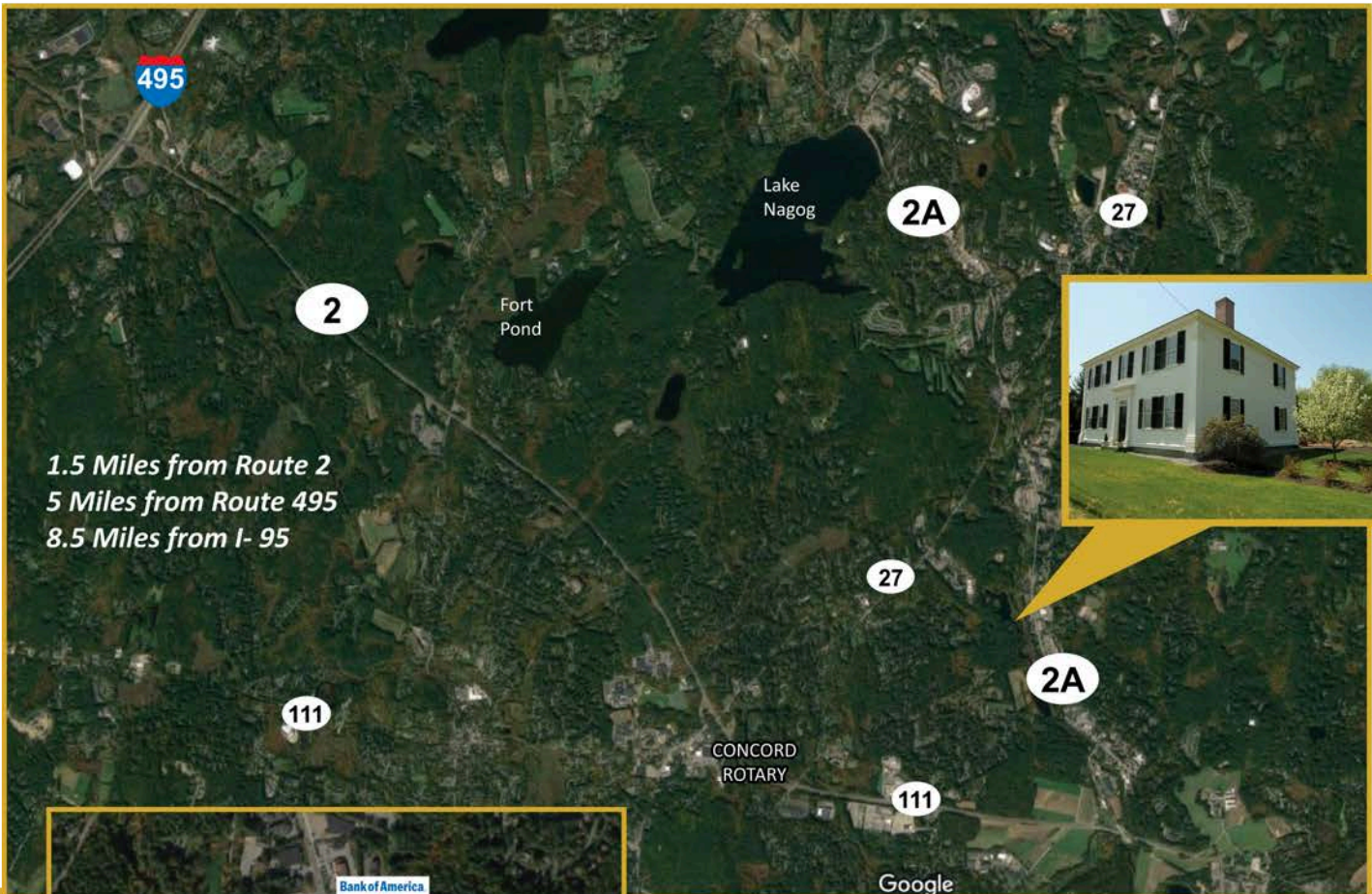
CONTACT US

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Acton is located approximately 21 miles west-northwest of Boston along Route 2 west of Concord and about ten miles southwest of Lowell. The property is located less than 2 miles from the Concord Rotary on Route 2.

The property is 26 miles from Logan International Airport and less than 10 miles to Hanscom Air Field.





Entrance to the property is at the back of the house, where there is a beautiful brick patio with a fountain, leading to a deck.

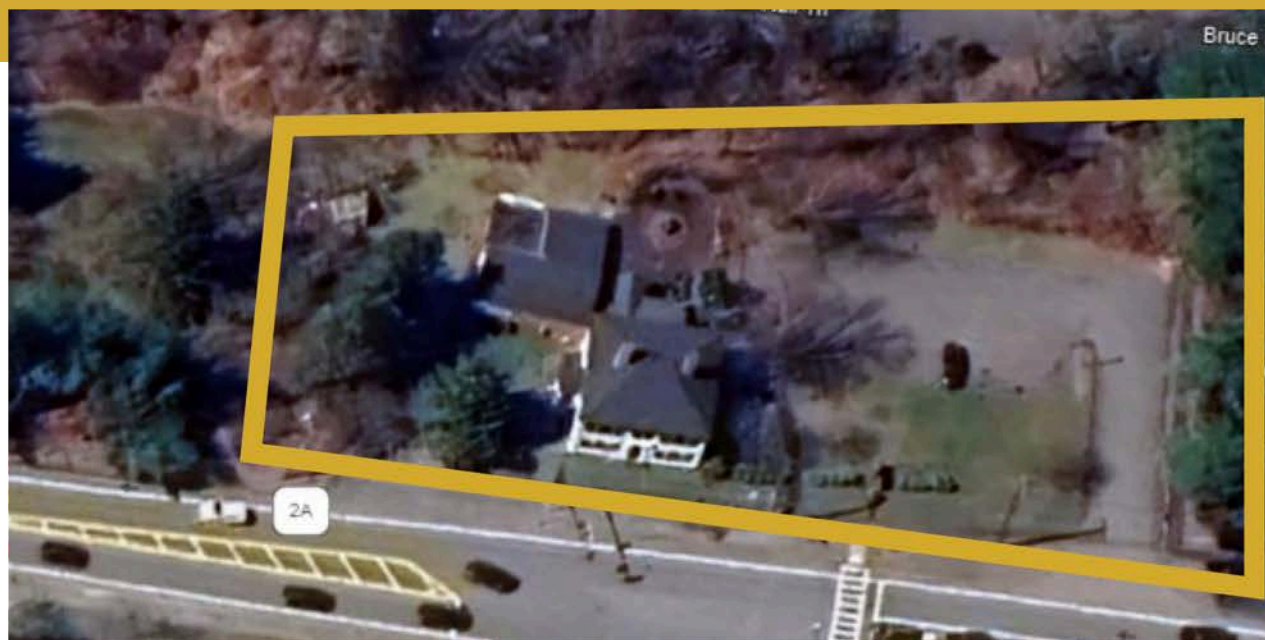


HISTORY

The John Robbins House is a well-preserved example of a Georgian Federal farmhouse. Built for John Robbins and his family, it was one of four homes in Acton that were dubbed the Lottery Houses. Four Acton residents, including Robbins, pooled their money to purchase a ticket to a Harvard College \$10,000 fundraising lottery. When the group won the lottery, all of them built lovely homes with their winnings.

John Robbins House, the most ambitious of the four Lottery Homes, boasts a formal classical entry door surround, lavish interior woodcarvings based upon plates from William Pain's 1792 Practical Builder, stencil work attributed to Moses Eaton, and iron and brass door hardware.

There are deeded restrictions to preserve the history of the property. The restrictions protect all exterior elevations of the house and carriage shed, as well as interior features such as room configuration, plaster walls, woodwork, fireplaces, softwood floors, door and window hardware, and decorative painting.



FIRST FLOOR PLAN

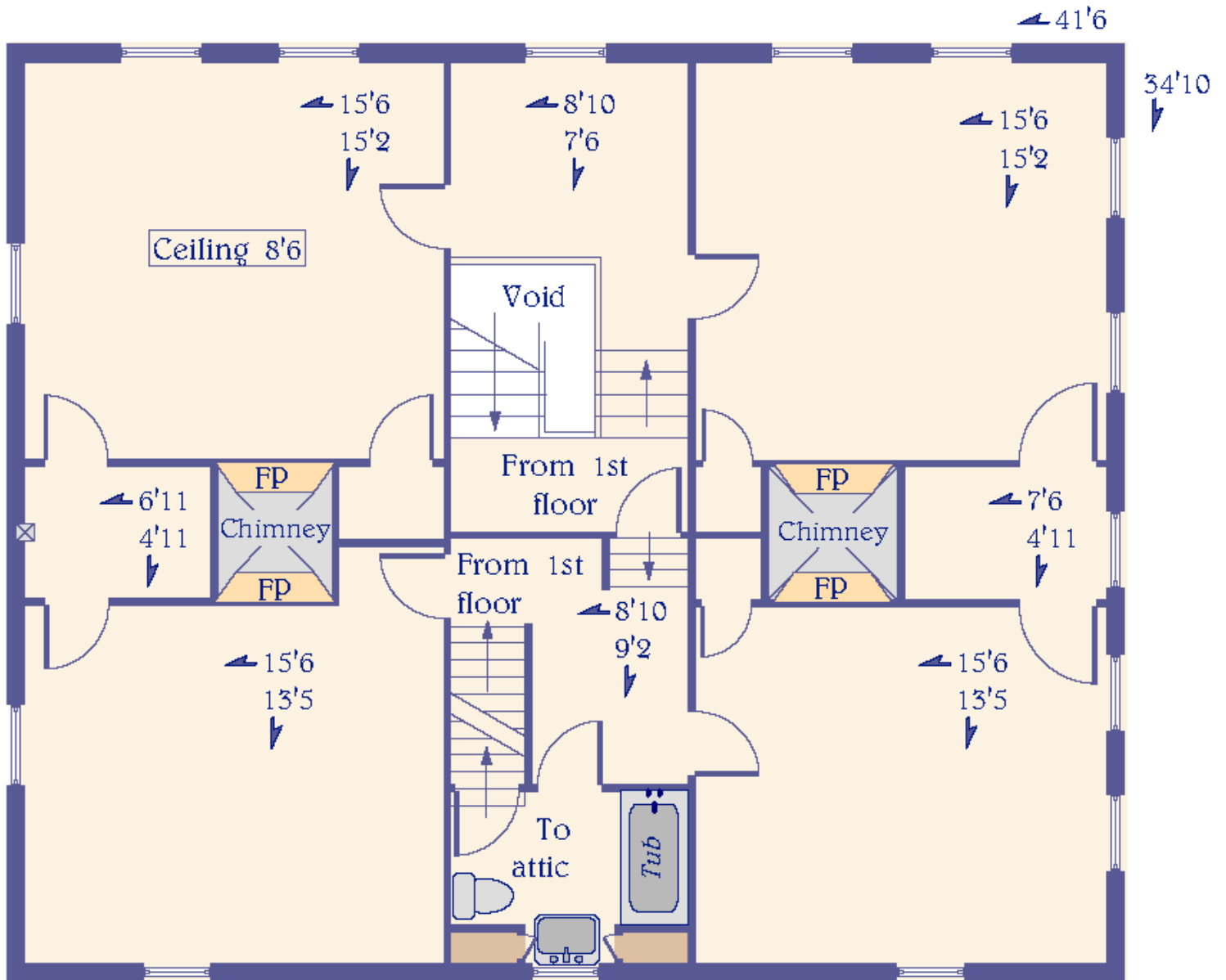
144 Great Rd.
Acton, MA
1st floor

1st floor area = 3,318 sq ft

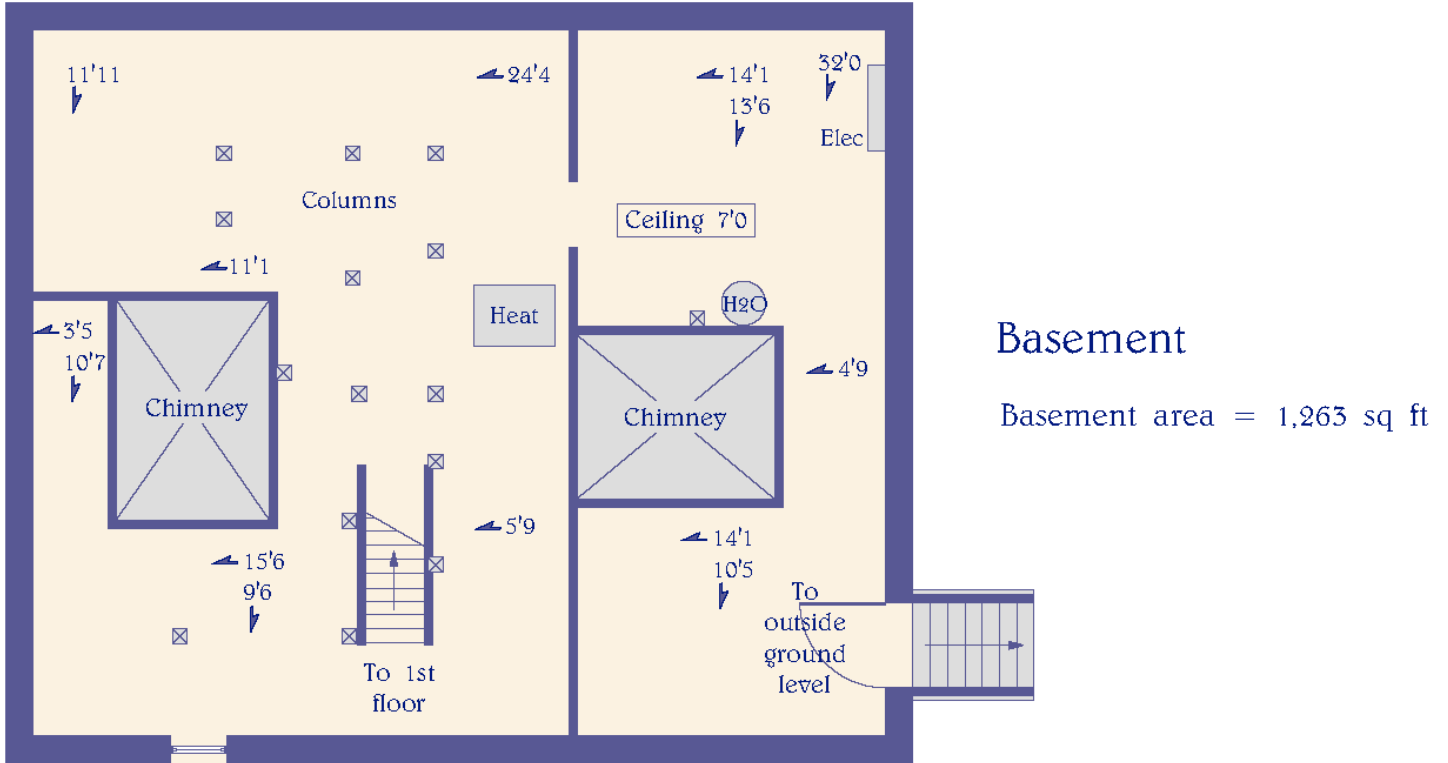
Total area all levels = 6,163 sq ft



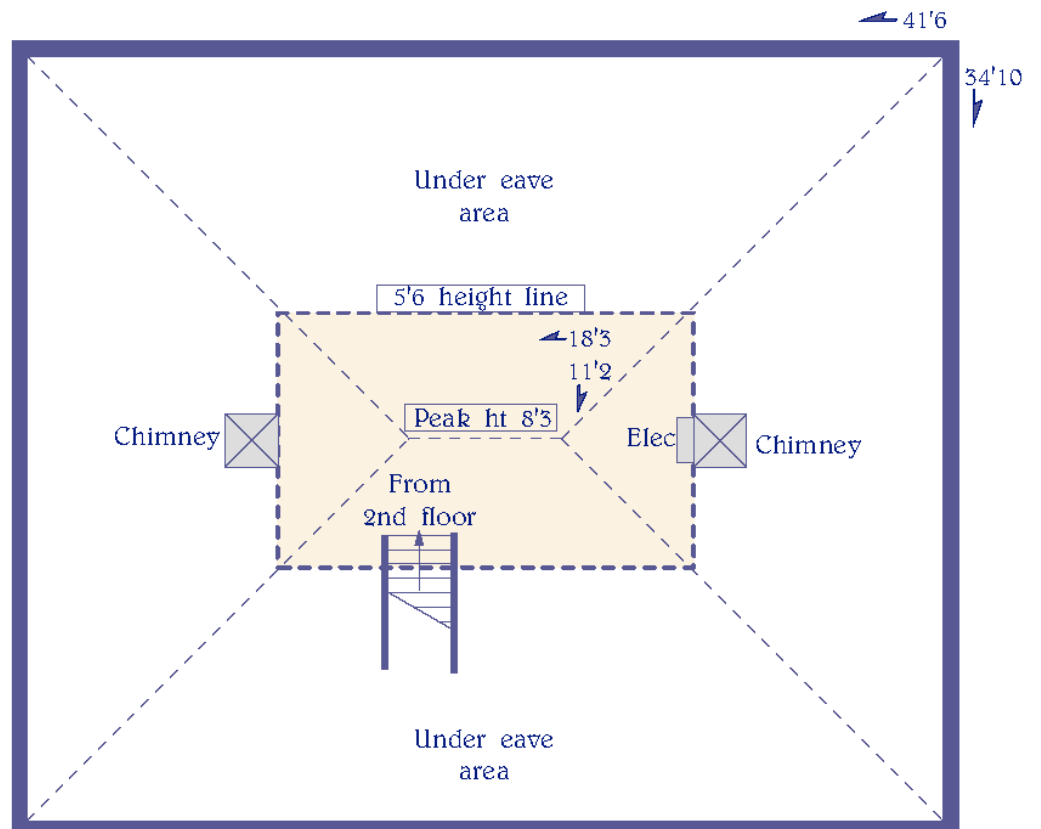
SECOND FLOOR PLAN



BASEMENT & ATTIC PLANS



Attic
Attic area = 204 sq ft



ASSESSMENT INFORMATION

Parcel 1

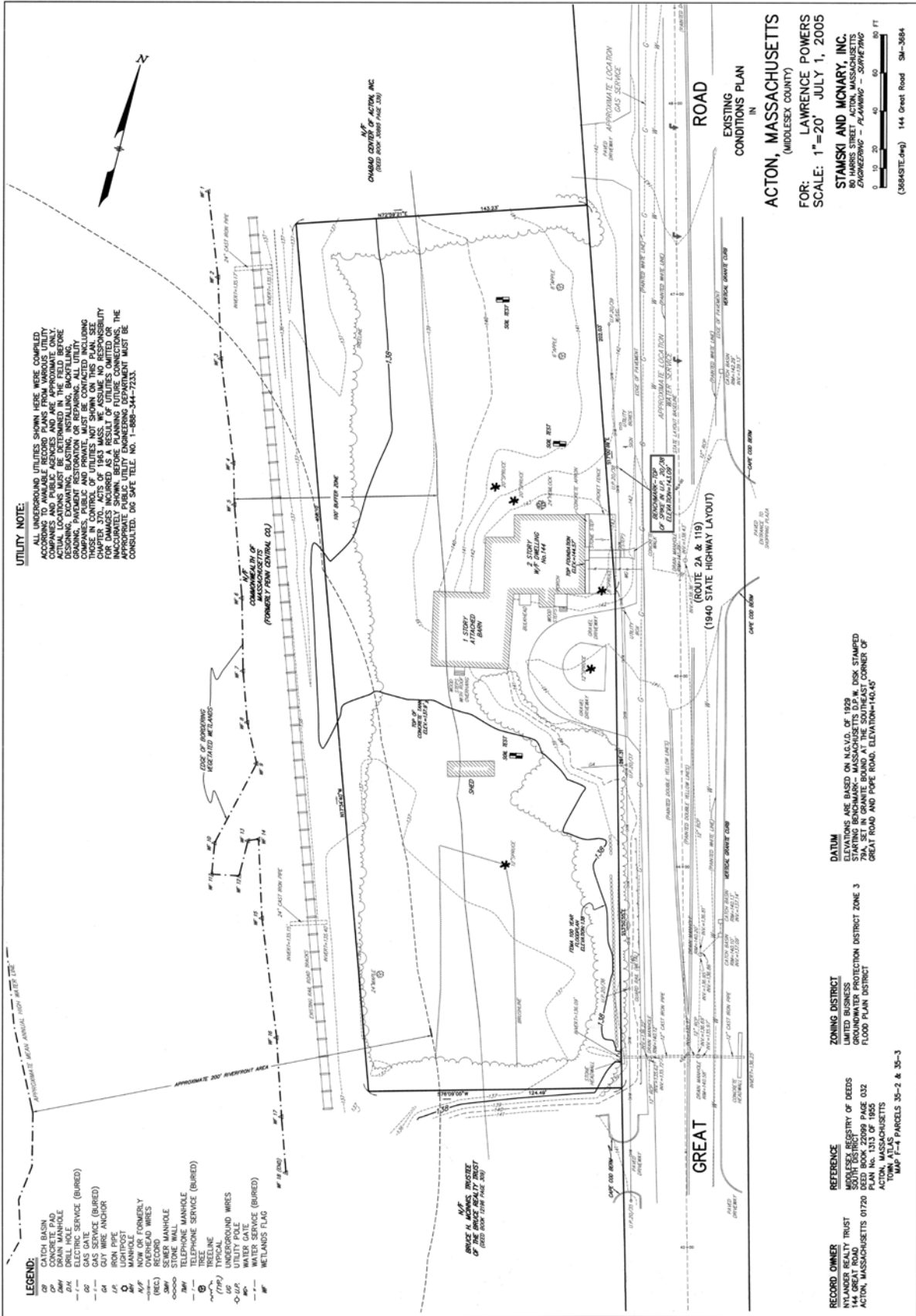
Land Area:	1.08 acres
Parcel ID:	F4-35-2
Land Value:	\$407,900
Bldg Value:	\$661,700
Total Value:	\$1,069,600
Real Estate Tax:	\$17,830.23

Parcel 2

Land Area:	0.35 acres
Parcel ID:	F4-35-3
Land Value:	\$37,600
Bldg Value:	N/A
Total Value:	\$37,600
Real Estate Tax:	\$626.79

Total Real Estate Taxes (2024): \$18,457.02

EXISTING CONDITIONS





Omni Properties, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property and described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice.

Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this offering or making an offer on the property unless a written agreement for the purchase has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

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