

49 River Street

MAYNARD, MA 01754

COMMERCIAL
O'BRIEN
PROPERTIES, INC.



6,100 SF BUILDING ON 0.32 ACRES OF LAND
OPPORTUNITY FOR A VARIETY OF BUSINESS USES, AND RESIDENTIAL DEVELOPMENT.

— **FOR SALE**

O'BRIEN COMMERCIAL PROPERTIES
336 BAKER AVENUE
CONCORD, MA 01742

978.369.5500 . OBRIENCOMMERCIAL.COM

MAIN CONTACT:

LUKE LAVELLE
RE Advisor

508.281.2939

luke@obriencommercial.com



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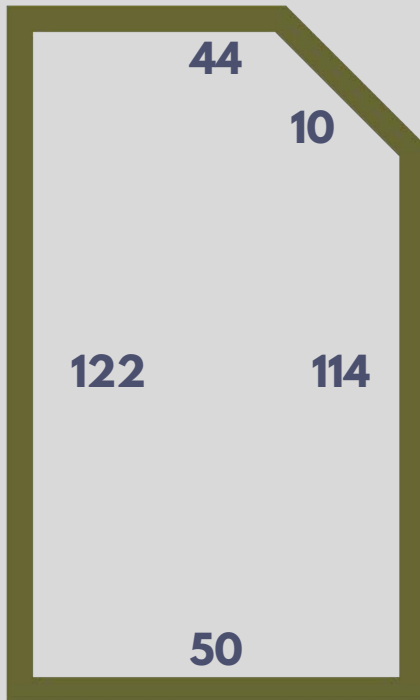


49 River Street is a 6,100 SF building on 0.32 acres of land and is centrally located off Main Street in Maynard, MA. The building was formerly used as a laundromat and dry cleaner, and will be delivered with a clean environmental study.

The property is in the Central Business and Downtown Overlay Districts which allow for a variety of retail, business, residential and other uses. The building has town water/sewer, electric, and natural gas utilities and is heated by multiple Modine systems. There are 10+ off-street parking spots located on the parcel, and the building features one drive-in door and one loading dock.

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- . Year Built: 1933
- . Size: 6,100 SF
- . Land: 0.32 acres
- . Parking: 10+ off- street spaces
- . Zoning: Central Business & Downtown Overlay Districts
- . Construction: Concrete Block
- . Roof: Metal
- . Fire Suppression: Yes
- . Heat: Natural Gas
- . Water: Town
- . Sewer: Town
- . AC: None
- . Loading: One (1) 8' Wide x 6' 6" Tall
- . Drive-in: One (1) 11' 6" Wide x 10' Tall
- . Stories: One (1)



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mill&main

NASON STREET

MAIN STREET

PUBLIC PARKING

THE PLEASANT CAFE
EST. 1988

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0.32 ACRES OF LAND

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