

210 WEST MAIN STREET
AYER, MA 01432 | DEVENS SHOPPING CENTER



16,060 SF. BUILDING ON 1.4 ACRES

13 RETAIL UNITS RANGING BETWEEN 500 SF - 3,500 SF.
INVESTMENT OR DEVELOPMENT OPPORTUNITY.



O'BRIEN COMMERCIAL PROPERTIES
336 BAKER AVENUE, CONCORD, MA 01742
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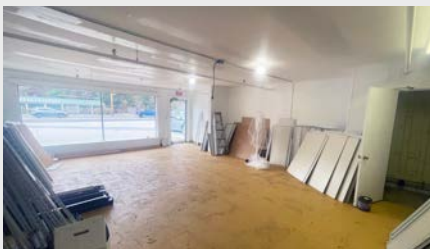
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210 W MAIN STREET IN AYER IS A 16,060 SF BUILDING ON 1.4 ACRES, CONSISTING OF 13 RETAIL UNITS RANGING BETWEEN 500 SF - 3,500 SF. THE PROPERTY IS OVER 90% OCCUPIED WITH SHORT-MEDIUM TERM LEASES. THE PARCEL IS LOCATED IN THE NEW WEST AYER VILLAGE FORM BASED CODE ZONE, WHICH PROVIDES SIGNIFICANT ADVANTAGES FOR RETAIL AND RESIDENTIAL DEVELOPMENT.

NUMEROUS PUBLIC INFRASTRUCTURE PROJECTS HAVE RECENTLY BEEN COMPLETED, INCLUDING IMPROVEMENTS TO THE WATER AND SEWER SYSTEM, PAVING AND STRIPING OF ON-STREET PUBLIC PARKING SPACES, AND MORE. THE PROPERTY ABUTS DEVENS, MA, WHERE SIGNIFICANT COMMERCIAL DEVELOPMENT IS TAKING PLACE, CREATING HIGH DEMAND FOR RETAIL BUSINESSES AND RESIDENTIAL HOUSING.



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AVAILABLE FOR LEASE

▶ UNIT 4 – 3,500 SF // UNIT 12 – 500 SF // UNIT 13 – 700 SF.



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SPECIFICATIONS

EFFECTIVE YEAR BUILT: 1980

SIZE: 16,060 SF

LAND: 1.4 acres

UNIT: 13

PARKING: 50+ off-street spaces & striped on-street spaces

ROOF: Rubber Membrane & Shingles

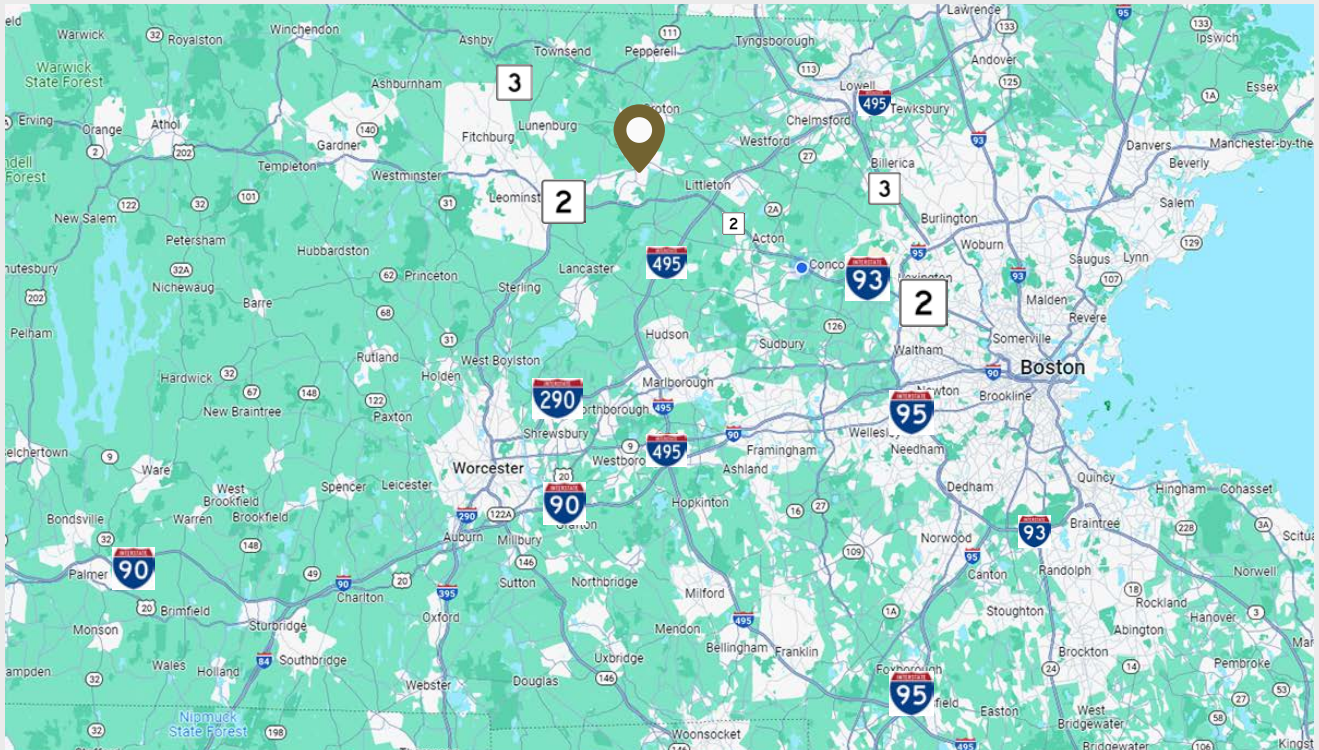
SPRINKLERS: Yes

HEAT: Natural Gas (Modine systems)

WATER/SEWER: Town

STORIES: One (1)

ZONING: West Ayer Village Form Based Code



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