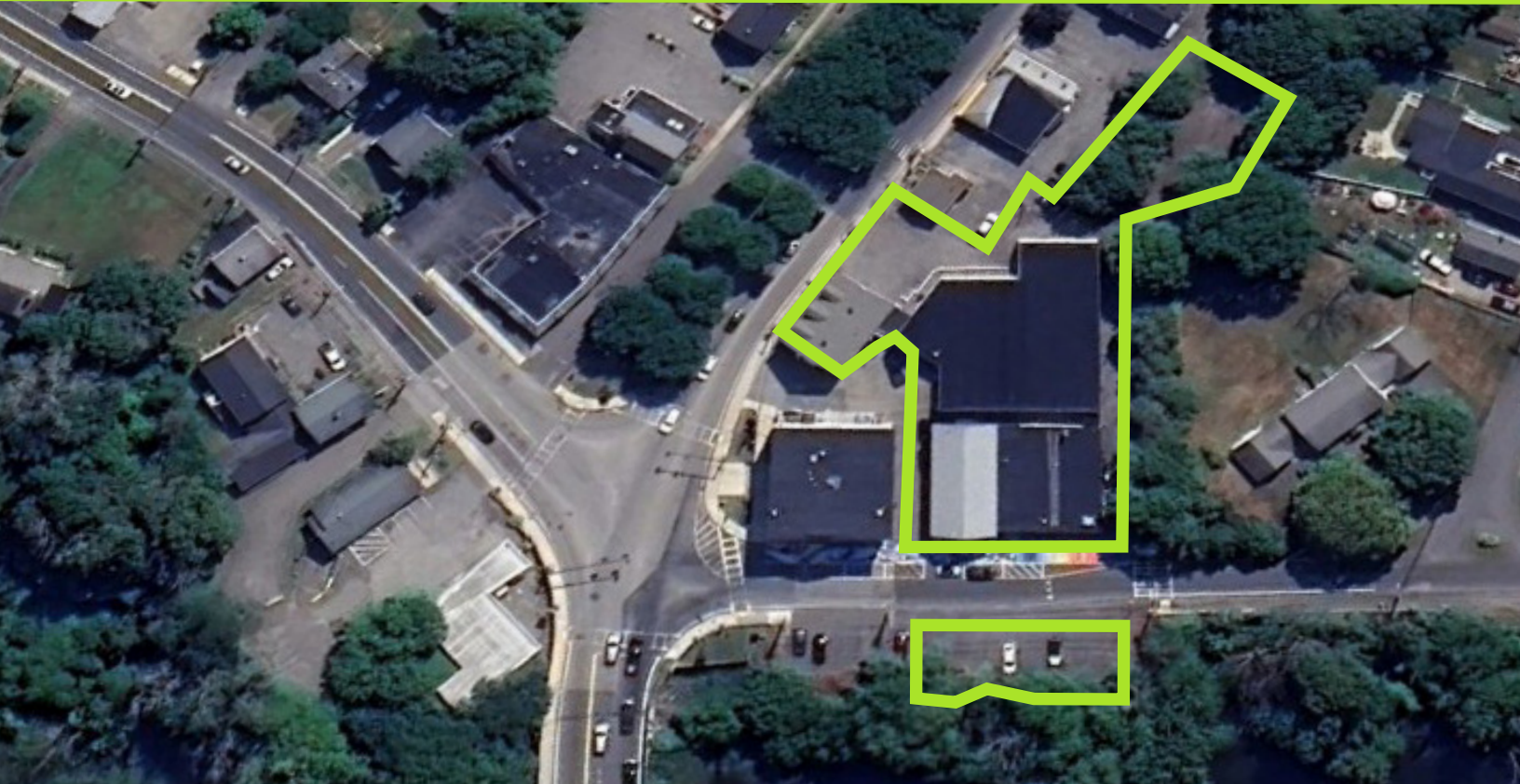


FOR SALE

MIXED USE PORTFOLIO - \$2,200,000



RESIDENTIAL - RETAIL - INDUSTRIAL

HIGHLIGHTS:

- *Redevelopment opportunity in the downtown corridor of Groveland, Massachusetts*
- *New, high density zoned lot allows for 4 multifamily units per property (potential for additional units)*
- *310 Main Street - 8,170 SF on .231 +/- acres consisting of two connected buildings and a parking lot of approximately .122 +/- acres*
- *5-11 Elm Park - 13,717 SF on .793 +/- acres consisting of two structures (one industrial and one mixed use)*
- *Current tenants include gymnastics center, hair salon, med spa, apartments and animal rescue.*

Contact:

Tom Caldarone

978.397.4227

tom@omniproperties.com

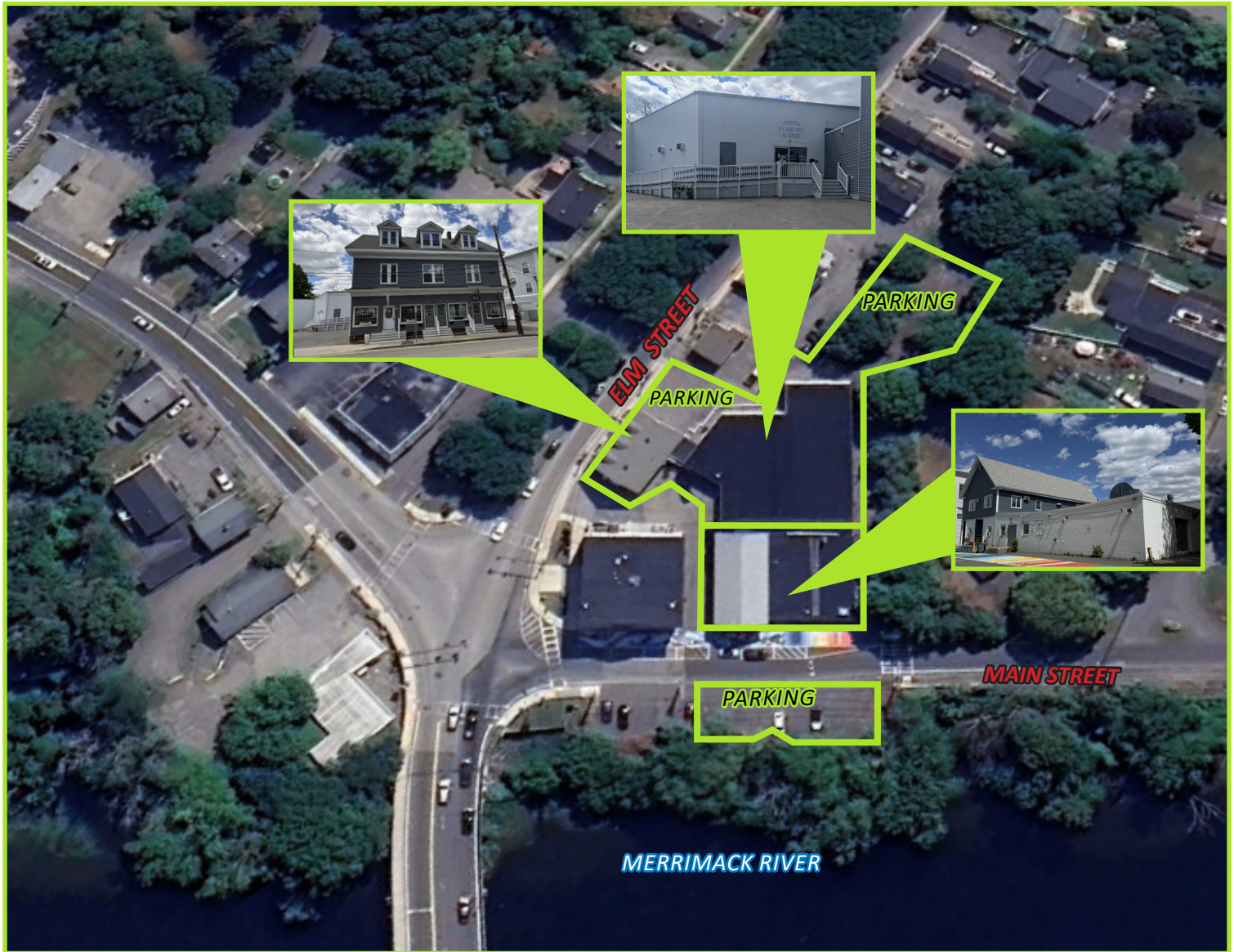


OMNI PROPERTIES

6 Liberty Way, Westford MA 01886

Mixed Use Opportunity Groveland, MA

SITE OVERVIEW



310 Main Street is currently home to the Sweet Paws Rescue. The building features first floor commercial space, a 2nd floor apartment, currently being used as commercial space, and unfinished third floor space.

Located along the Merrimack River, the upper floors provide attractive river views in a convenient downtown location. The first floor space offers a mix of flex and office/retail type space and access to an overhead door for loading.

OVERVIEW



5-11 Park Street features two properties totaling 13,717 SF on .793 acres.

The 5,117 SF, mixed-use front property features attractive first floor retail spaces currently home to a hair salon and medical spa. The 2nd floor has two, 1-bedroom apartments while the 3rd floor has two unfinished spaces for potential expansion.

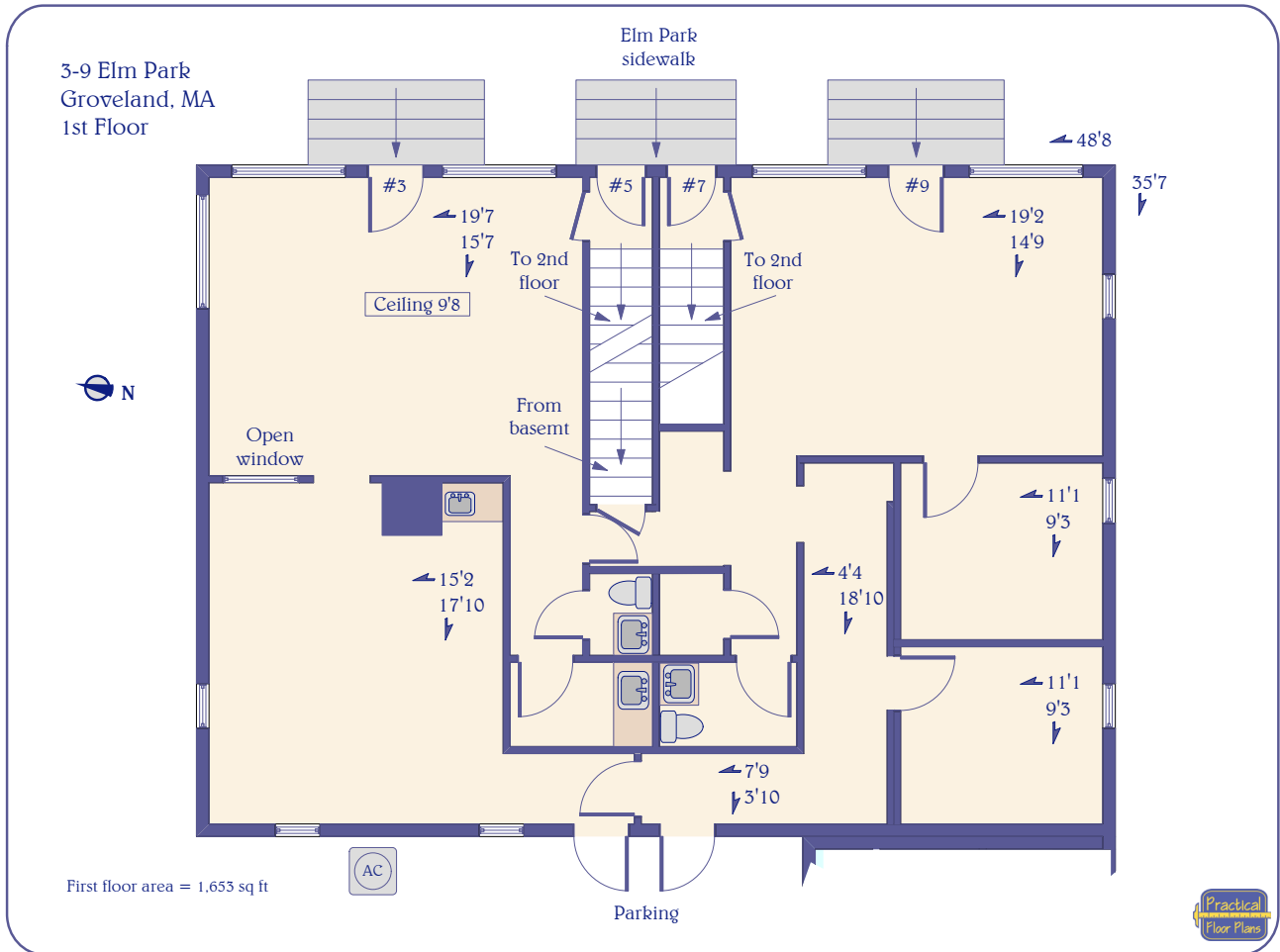
The 8,600 SF, rear single story property features mostly open industrial space currently leased to a gymnastics program.

There are six parking spaces surrounding the front mixed use building and a large, private fenced parking lot in the rear of the white single story, industrial building.

Real estate taxes for this parcel are \$17,152.77



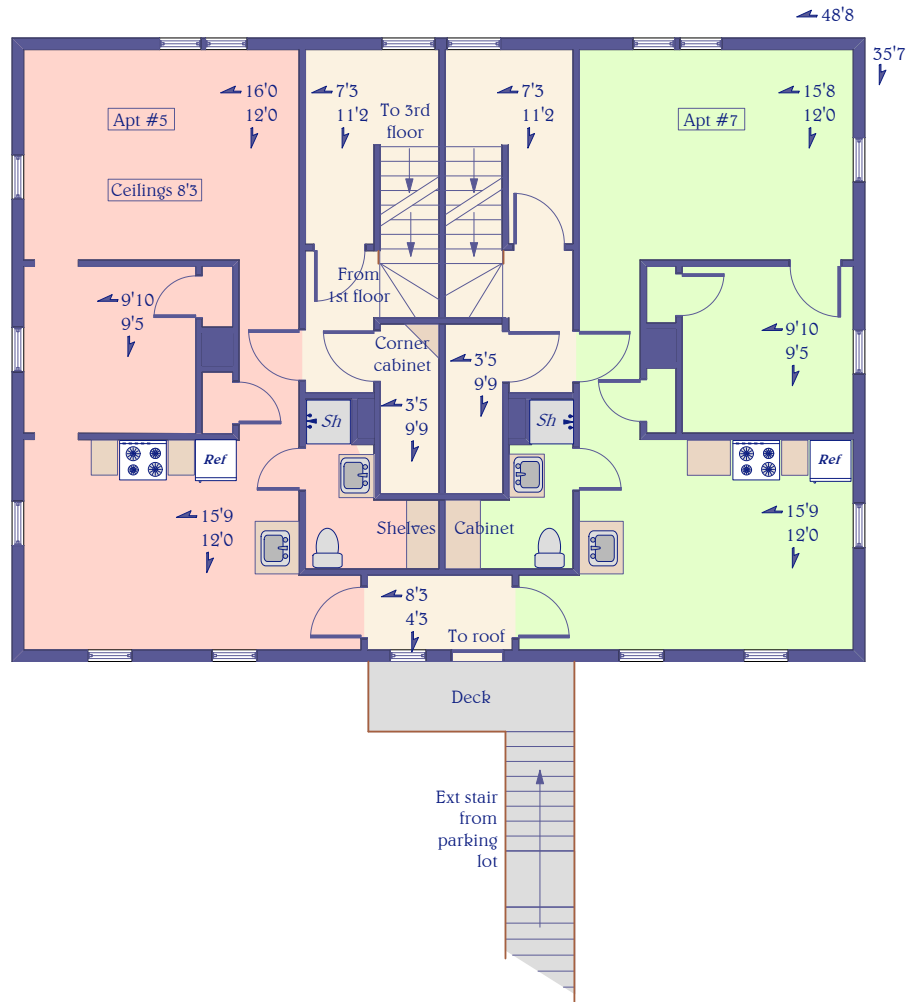
FLOOR PLAN - FIRST FLOOR RETAIL



FLOOR PLAN - SECOND FLOOR APARTMENTS

5-7 Elm Park
Groveland, MA
2nd Floor

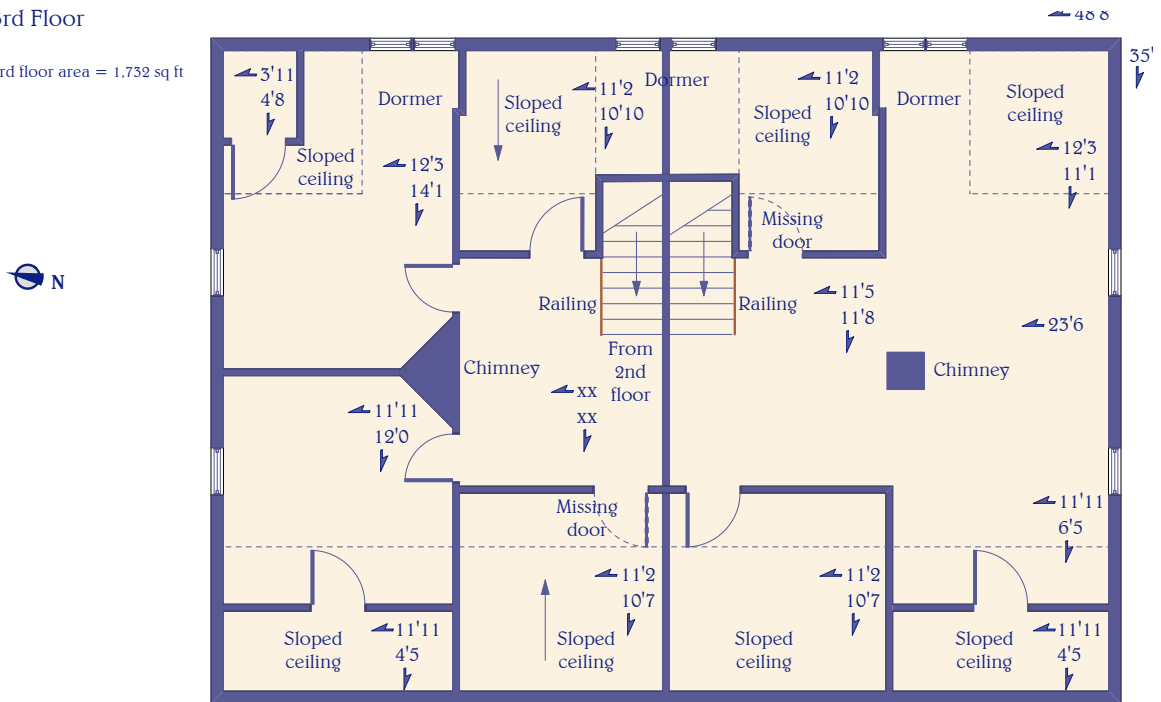
2nd floor area = 1,732 sq ft
Apt 5 & 7 areas = 660 sq ft each



FLOOR PLANS - THIRD FLOOR (UNFINISHED) & BASEMENT

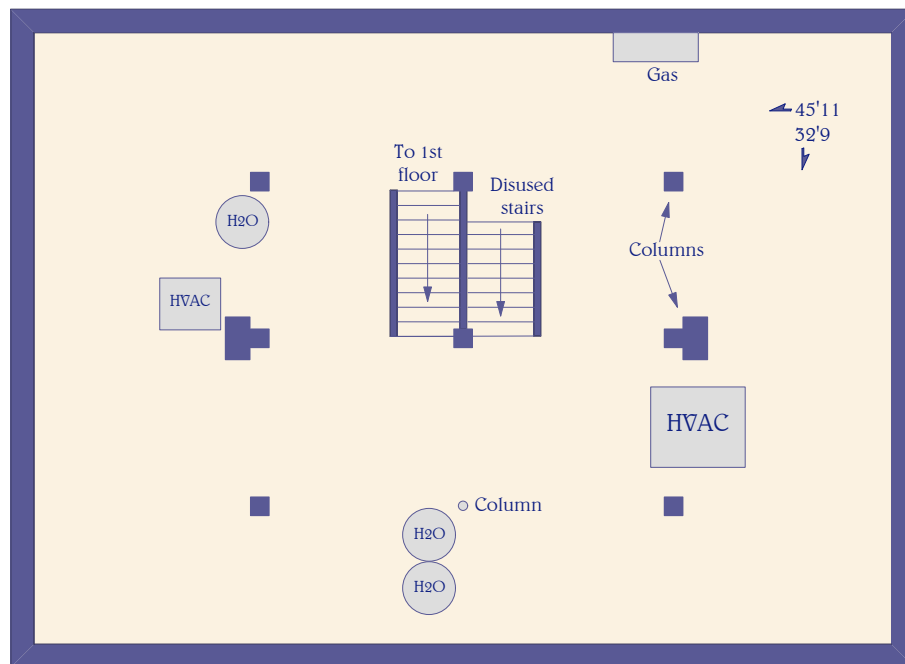
3-9 Elm Park
Groveland, MA
3rd Floor

3rd floor area = 1,732 sq ft



Practical
Floor Plans

3-9 Elm Park
Groveland, MA
Basement



Basement area = 1,604 sq ft

Practical
Floor Plans

OVERVIEW



310 Main Street features two connected buildings totaling 8,170 SF on .352 acres and includes a parking lot across the street from the buildings

The single story, industrial portion was built in 1915 and has a concrete block exterior, a membrane roof and an overhead door loading area.

The three-story, mixed use property was built in 1880 and features wood frame construction, vinyl siding and an asphalt roof. The building has an unfinished third floor for potential expansion.

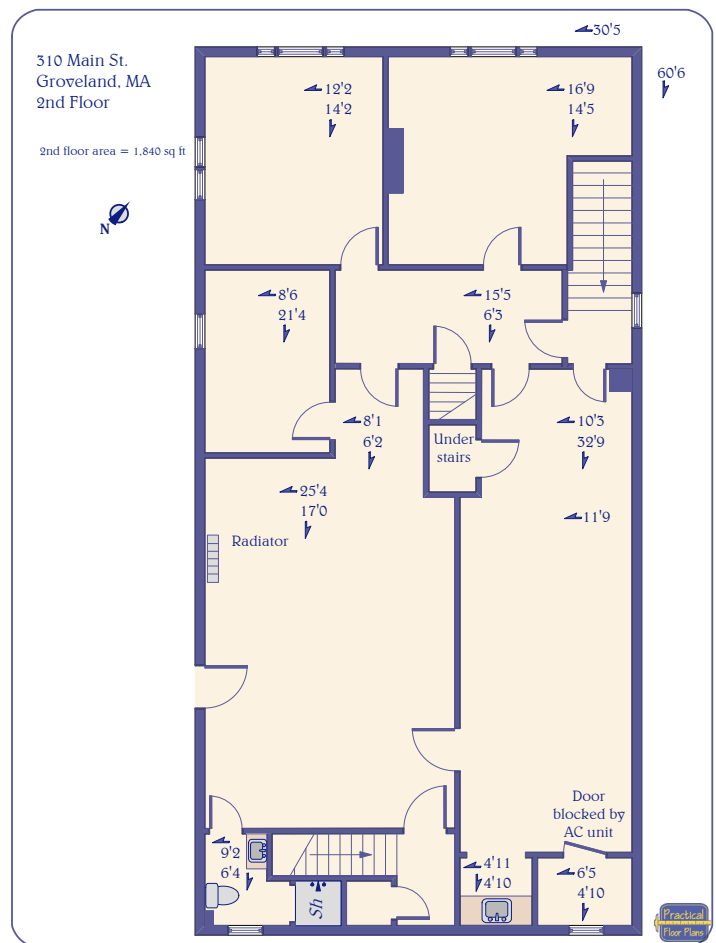
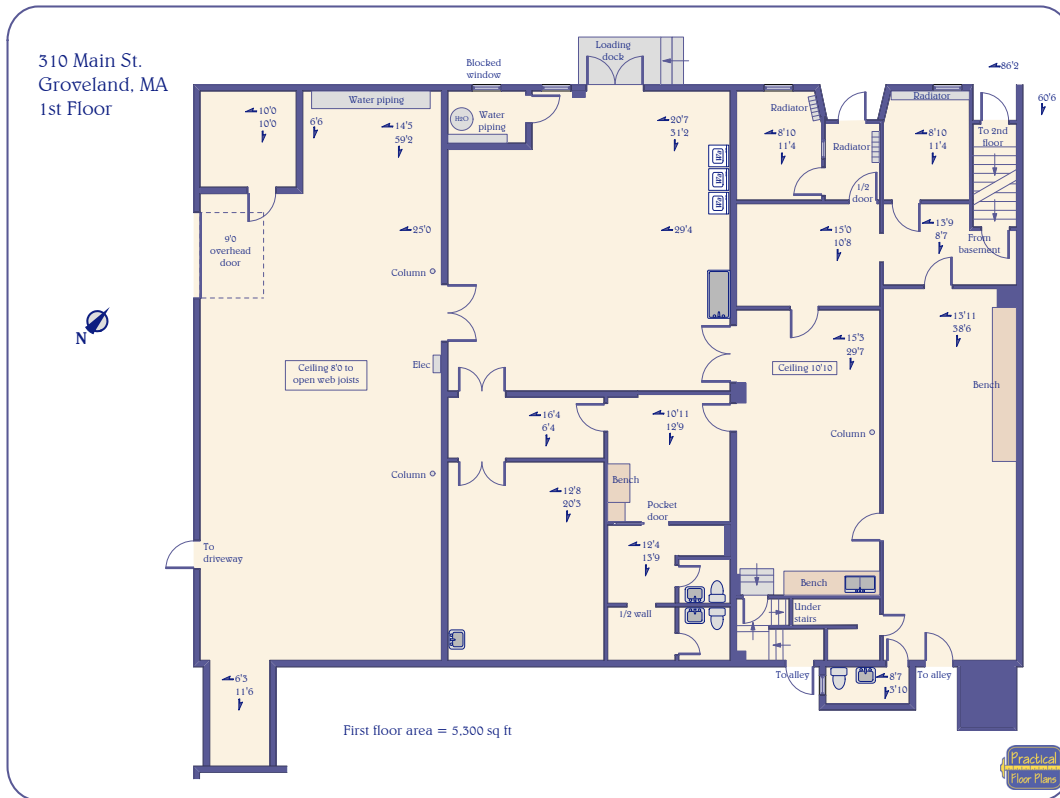
The entirety of 310 Main Street is leased by Sweet Paws Rescue.

The 0.122 acre lot across the street serves as an additional parking lot.

Real estate taxes for this parcel are \$17,152.77



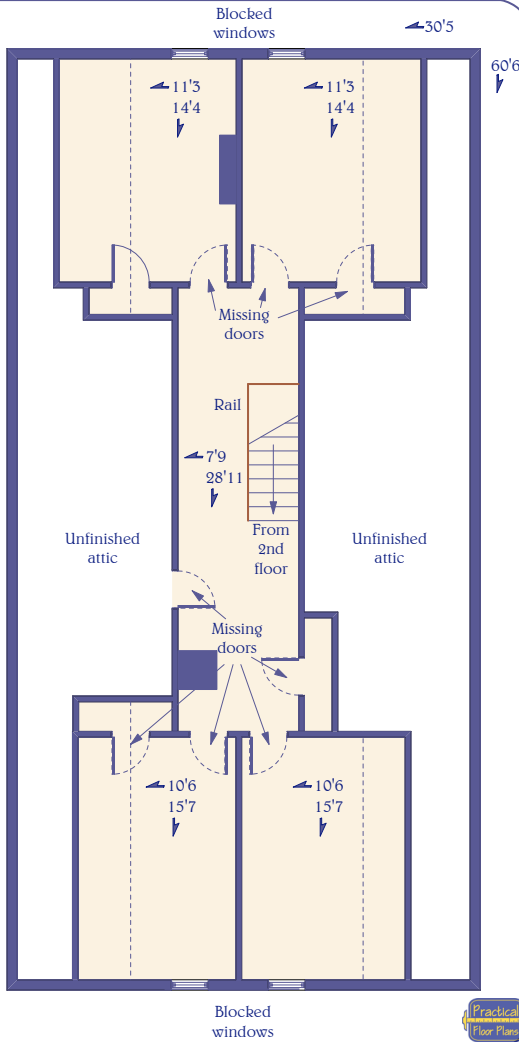
FLOOR PLANS - FIRST AND SECOND FLOOR



FLOOR PLANS - THIRD FLOOR AND BASEMENT

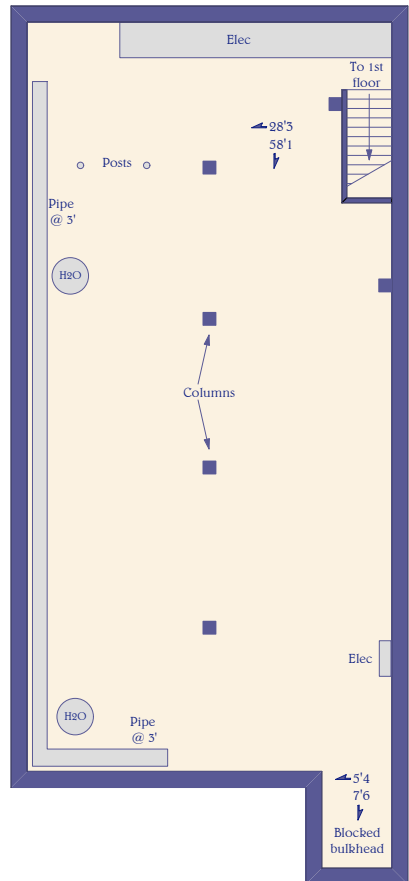
310 Main St.
Groveland, MA
3rd Floor

3rd floor finished area = 1,030 sq ft

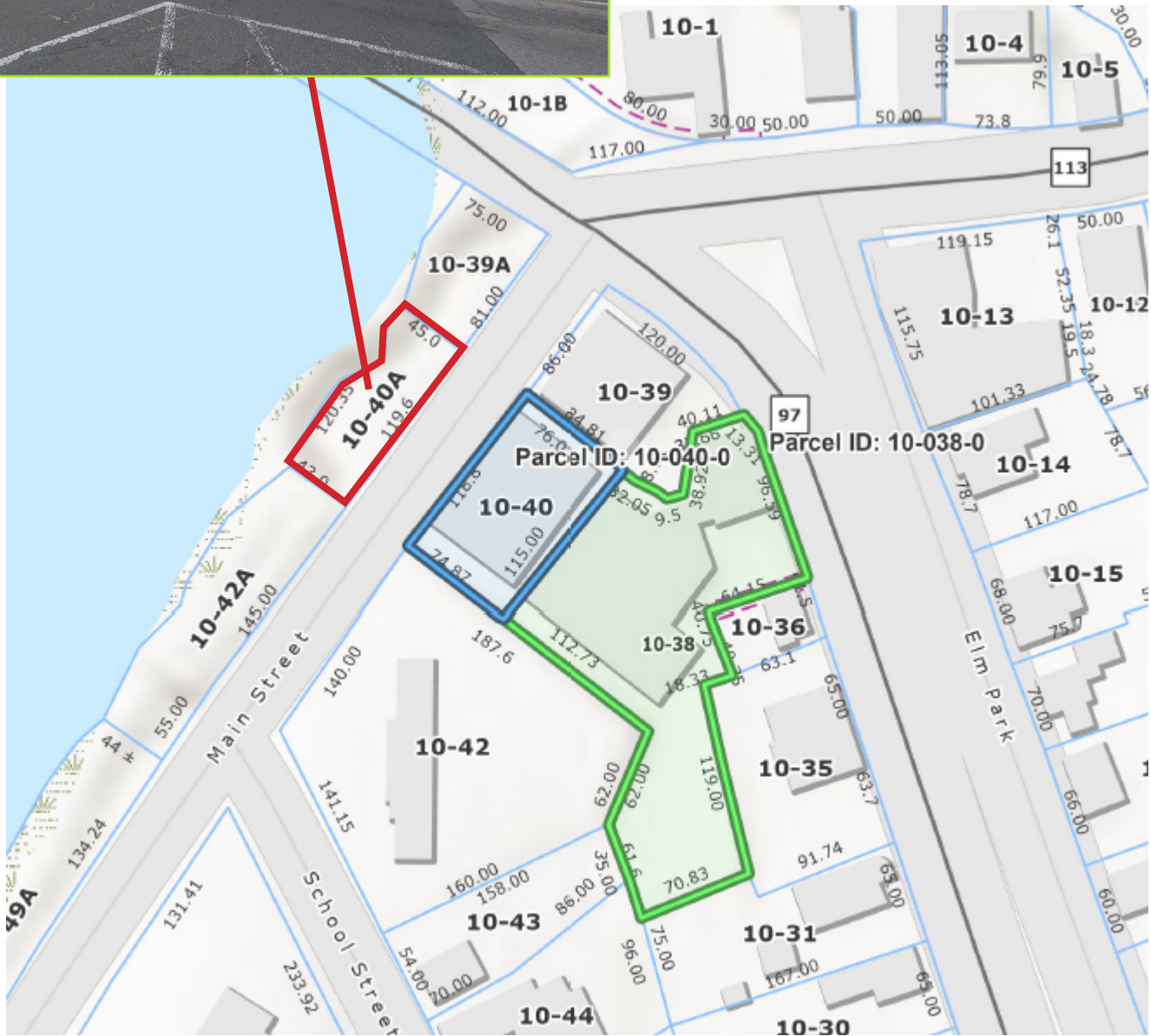


310 Main St.
Groveland, MA
Basement

Basement area = 1,800 sq ft



PARCELS



Contact:
Tom Caldarone

978.397.4227 tom@omniproperties.com