

DEVELOPMENT OPPORTUNITY

2,200SF RETAIL FOR PURCHASE OR LEASE PERMITS FOR 4 (2-BEDROOM) APARTMENTS

- MASSIVE CORNER FRONTAGE & VISIBILITY
- ON HARD CORNER OF MAIN ST (RT 27) AND MASS AVE (RT 111)
- 2,200SF RETAIL EXISTING
- PERMITS FOR ADDITIONAL 3,300SF FOR APTS OR OFFICE
- EASY ACCESS TO RTES 2 & 495
- 1/8 MILE FROM REGIONAL SCHOOL COMPLEX (~4,000 STUDENTS)
- ON TOWN SEWER
- 3-PHASE ELECTRIC
- 1,000 GAL. GREASE TRAP
- RESTAURANT HOOD
- DEDICATED PARKING LOT



Stand-alone mixed-use building with 2,200SF of first-floor retail with a dedicated parking lot - available now. Well-suited for owner-operator and youth/family-oriented concepts (food, salon, test prep, medical/PT, dental).

Permitted development opportunity to perform renovation on the upper floors (2 and 3) of existing 3,300SF as four (4) loft-style two-bedroom units.

A turnkey investment and development opportunity in the heart of Acton's growing Kelley's Corner village center.



978-502-2276



kclacton@gmail.com

Kelley's Corner, LLC

6 Littlefield Road

Acton, MA

01720

CONTACT: CHRISTOPHER STARR