

Neil Fredette | Realtor
The Fredette Group | Keller Williams Merrimack Valley
3 Lan Drive #300 | Westford, MA 01886
(978) 302-6377 | neil@fredettegroup.com



MLS # 73558343 - New
Commercial/Industrial - Commercial

777 Boston Rd
Groton, MA: East Groton, 01450-2087
Middlesex County
Directions: **495 to Rt 119/Boston Rd**

List Price: **\$4,000**

Fully renovated commercial space available for immediate occupancy in a highly visible location on Route 119 (Boston Road) in Groton. This turnkey property with over 1500sqft of space has been completely renovated from top to bottom and offers a professional setting suitable for a variety of permitted B-1 Business District uses, including retail, office, medical, professional services, personal service businesses and other approved commercial uses. The space features a large open area, two bathrooms and a full basement providing ample additional storage. Position your business along one of Groton's primary corridors with approximately 11,500± Annual Average Daily Traffic (AADT) per MASSDOT, providing outstanding visibility and daily exposure. Conveniently located with easy access to Route 495, Route 2, and surrounding communities, this location offers excellent accessibility for both customers and employees. Offered as a Modified Gross Lease, with the tenant responsible for all operating expenses except real estate taxes. A rare opportunity to lease a move-in-ready commercial space in one of Groton's most desirable business locations.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Lease
Residential:	0	0	Land: \$196,200	Lease Type: Other (See Remarks)
Office:	0	0	Bldg: \$311,000	Lease Price Includes:
Retail:	1	1,507	Total: \$507,200	Lease: Yes Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 1	21E on File: No
Total:			# Units: 1	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks: 1	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing: No
Hndcp Accessibl:	Railroad siding:	Assc: No Assoc Fee:

Lot Size: 26,136 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.6	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 11	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Frame**
Location: **Free Standing, Highway Access**
Parking Features: **11-20 Spaces, Paved Driveway**
Roof Material: **Asphalt/Fiberglass Shingles**
Site Condition: **Dry, Level, Improved**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1950**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:0133 B:0010 L:0000**
Assessed: **\$507,200**
Tax: **\$7,496** Tax Year: **2026**
Book: **81850** Page: **564**
Cert: **000000000086789**
Zoning Code: **GB**
Zoning Desc: **Legal Conforming**
Map: **133** Block: Lot: **10**

Office/Agent Information

Listing Office: **Keller Williams Realty-Merrimack**  (978) 692-3280

Listing Agent: **The Fredette Group**

Team Member(s): **Neil Fredette**  (978) 302-6377

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Lease**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker:  **Schedule with ShowingTime , Appointment Required, Lockbox, Sign**

Showing: Facilitator:  **Schedule with ShowingTime , Appointment Required, Lockbox, Sign**

Special Showing Instructions: **Call list agent - then schedule with ShowingTime.**

Firm Remarks

This is a Modified Gross Lease. The tenant pays for all expenses other than taxes. Owner pays for taxes. Available for immediate occupancy.

Market Information

Listing Date: **8/3/2026**

Days on Market: Property has been on the market for a total of **2** day(s)

Expiration Date: **1/31/2027**

Original Price: **\$4,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

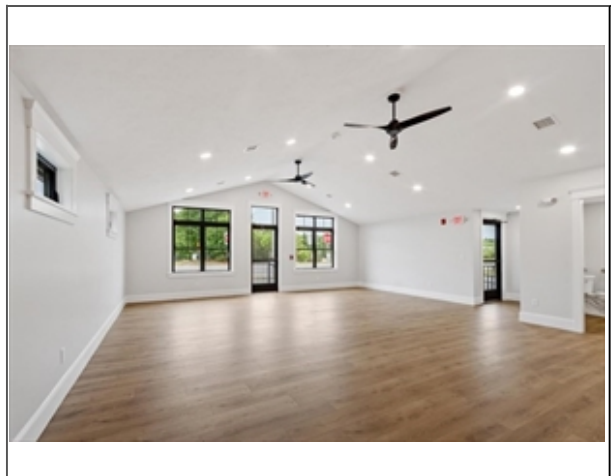
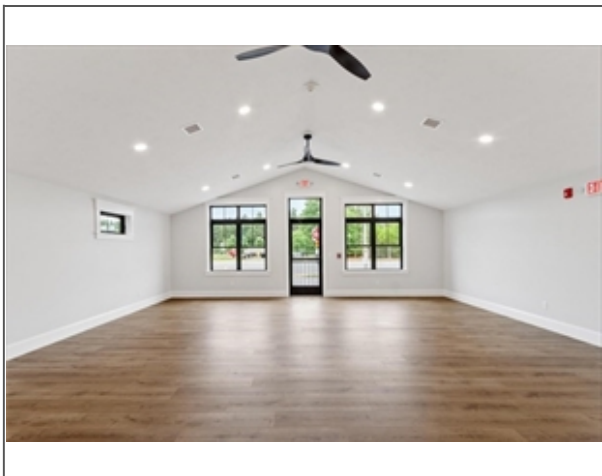
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Market History for 777 Boston Rd, Groton, MA: East Groton, 01450-2087

MLS #	Date			DOM	DTO	Price
73558343	8/3/2026	Listed for \$4,000	The Fredette Group	2		\$4,000
Market History for Keller Williams Realty-Merrimack (G95166)				2		
Market History for this property				2		

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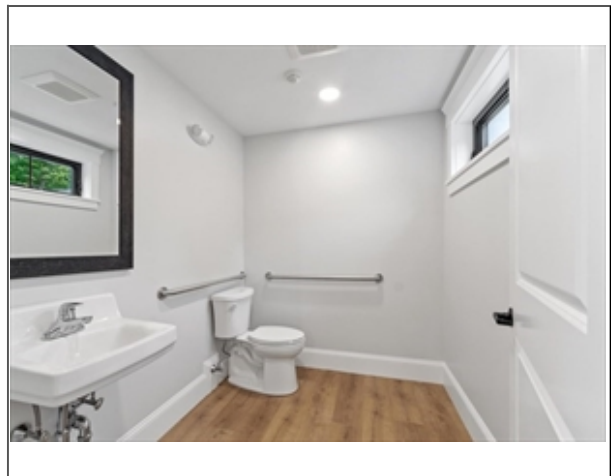
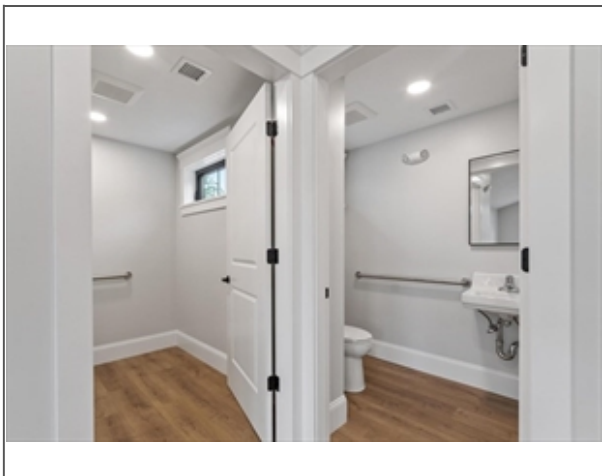
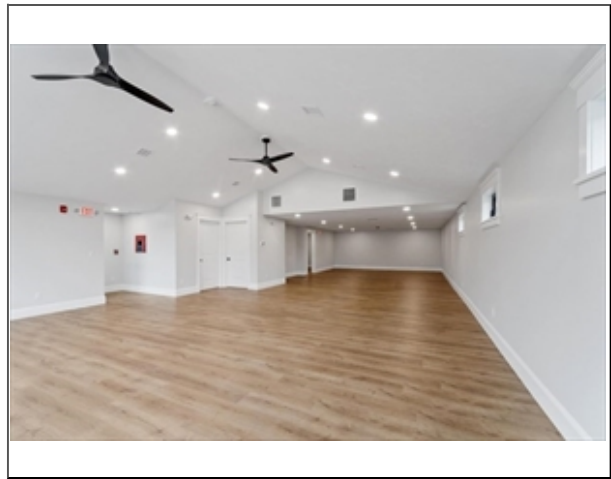
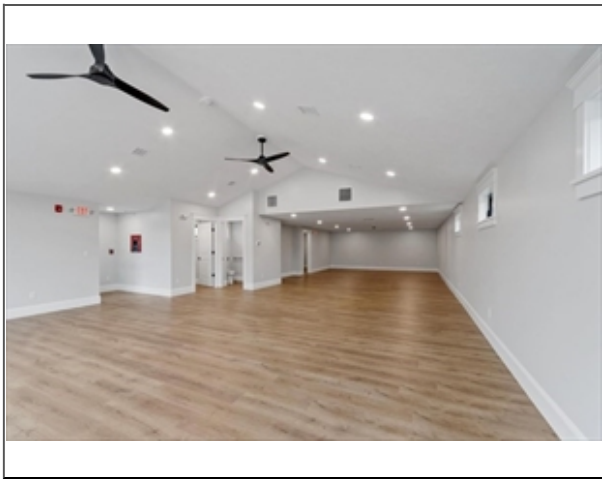
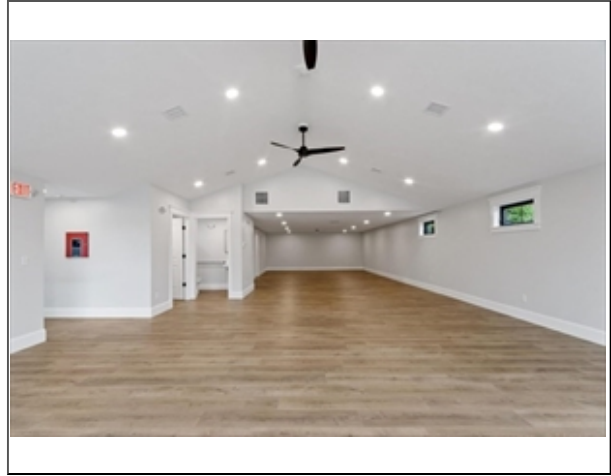
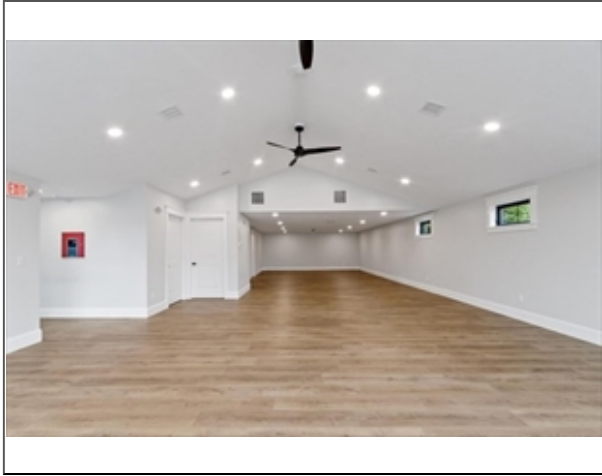
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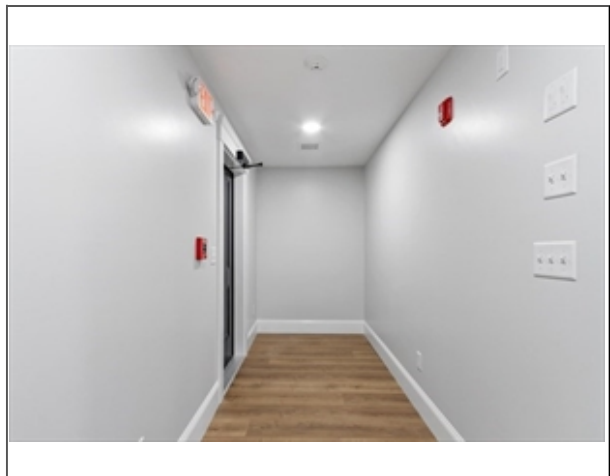
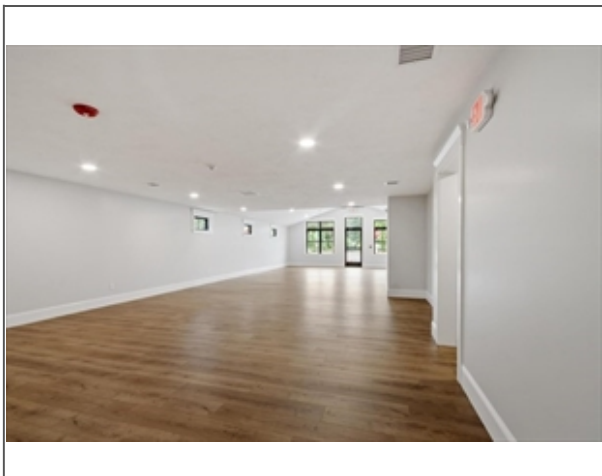
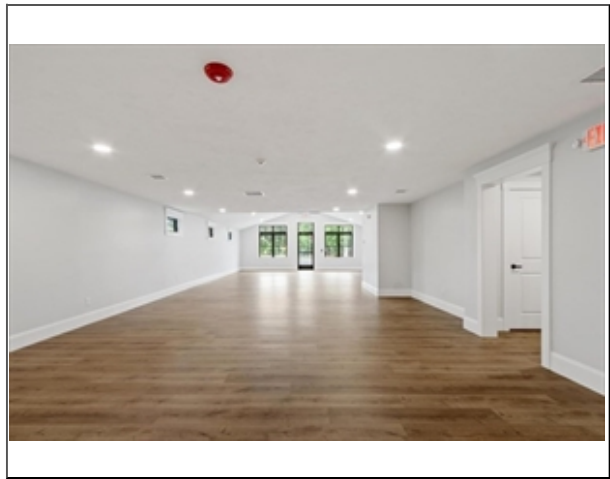
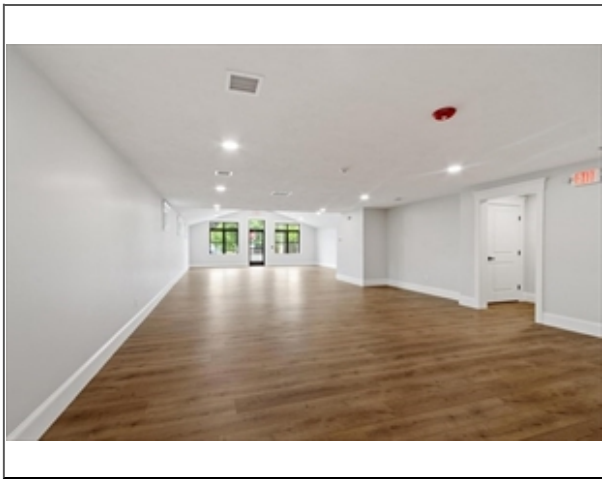
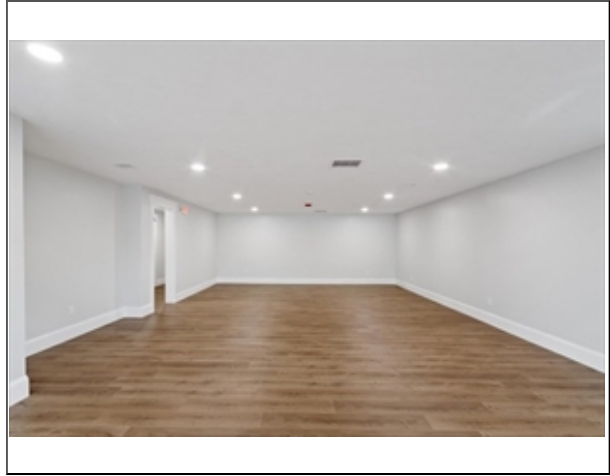
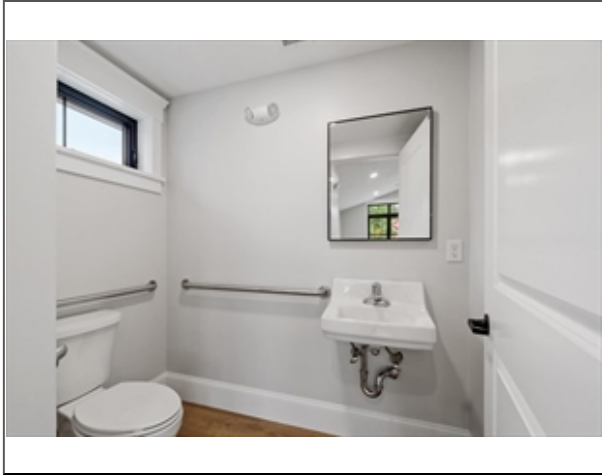
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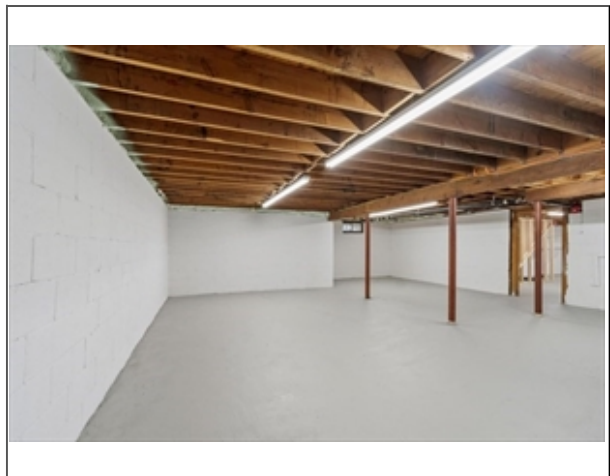
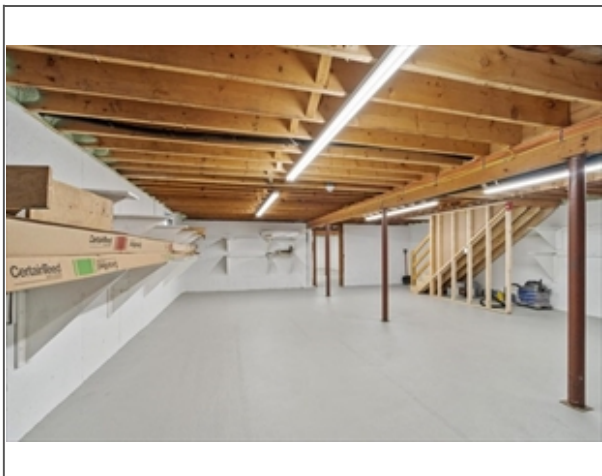
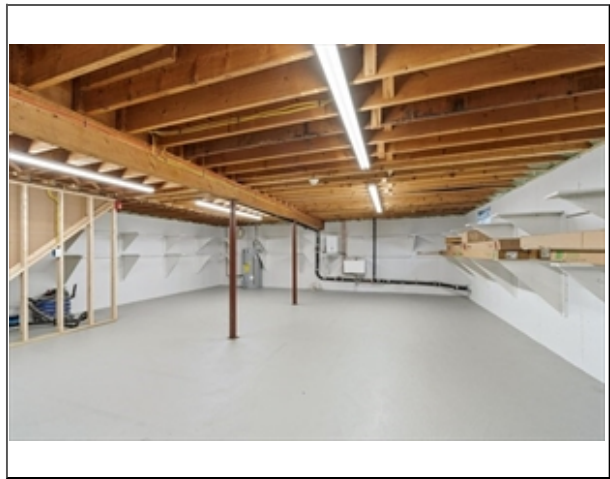
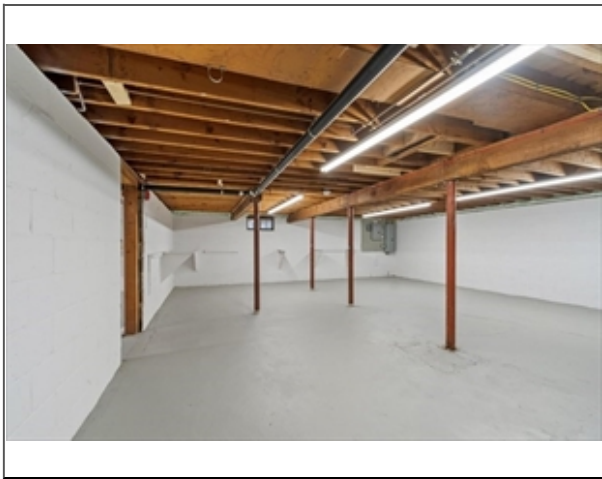
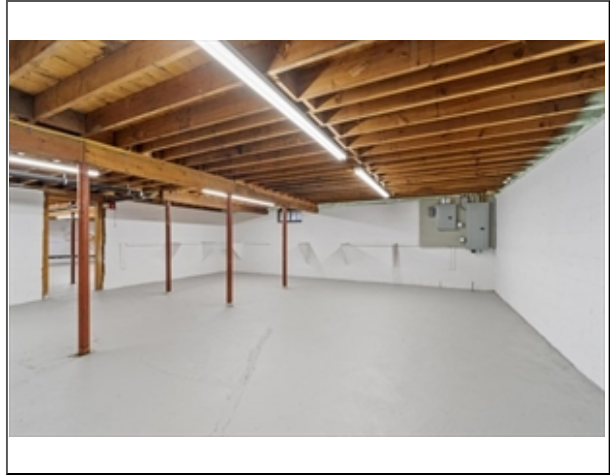
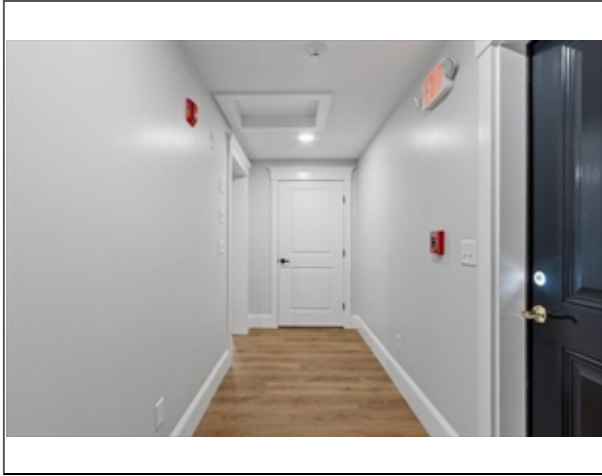
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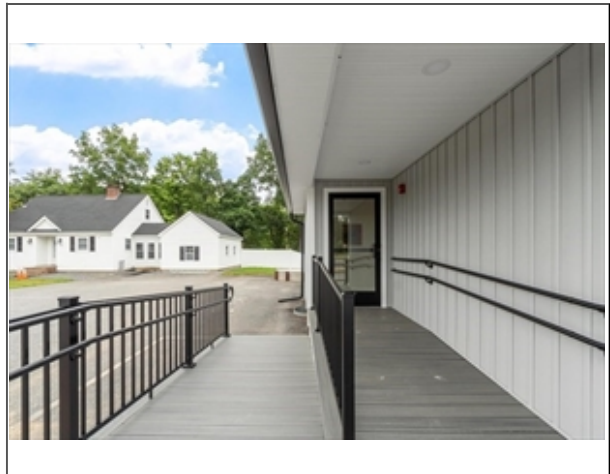
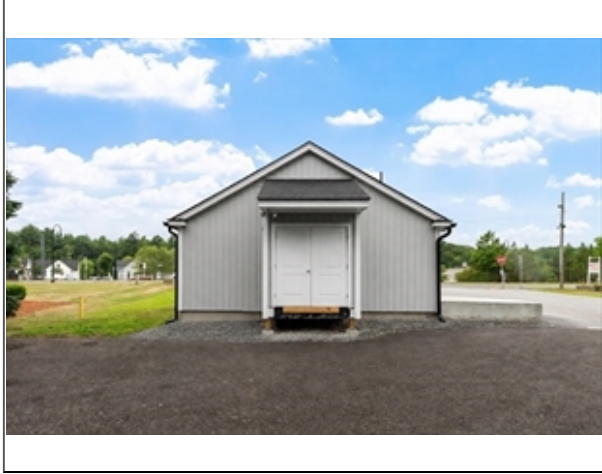
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