

MULTI-FAMILY / MIXED USE



PRICED AT: \$899,000

KW COMMERCIAL | NORTH CENTRAL
670 Mechanic Street
Leominster, MA 01453



Each Office Independently Owned and Operated

PRESENTED BY:

DUNCAN CHAPMAN
Director
O: (978) 621-1290
duncan@kw.com
147900, Massachusetts

RAJPREET SIDHU
CommercialRealtor
O: (978) 467-7170
rajsidhu@kw.com
9574185, MA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

480 WATER STREET



DUNCAN CHAPMAN

DIRECTOR

O: (978) 621-1290

duncan@kw.com

147900, Massachusetts

RAJPREET SIDHU

COMMERCIAL REALTOR

O: (978) 467-7170

rajsidhu@kw.com

9574185, MA

Disclaimer	3
Property Description	4
Property Photos	5
GIS Map	6
Floor Plan	7
Property Map	8
Location Maps	9
Professional Bio - Duncan	10
Professional Bio - Raj	11

KWCOMMERCIAL | NORTH CENTRAL

670 Mechanic Street
Leominster, MA 01453



Each Office Independently Owned and Operated

DISCLAIMER

480 WATER STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | NORTH CENTRAL

670 Mechanic Street
Leominster, MA 01453



Each Office Independently Owned and Operated

PRESENTED BY:

DUNCAN CHAPMAN

Director
O: (978) 621-1290
duncan@kw.com
147900, Massachusetts

RAJPREET SIDHU

Commercial Realtor
O: (978) 467-7170
rajsidhu@kw.com
9574185, MA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY DESCRIPTION

480 WATER STREET



Multi-Family/Mixed Use Property Route 12

Discover this exceptional mixed use property perfectly positioned as the Gateway to Fitchburg on bustling Route 12. Known for its prominent location as you enter the city, this property offers unmatched visibility and convenience.

Key Highlights:

Multi-Family support from the city of Fitchburg

Prime Location: Heavy traffic flow on Route 12 ensures consistent exposure, making it a hub of activity and commerce.

Ample Parking: With 35 parking spaces, you'll provide customers with ease and accessibility rarely found in the area.

Strategic Connectivity: Situated on the bus route and the popular Rail Trail, drawing both commuters and outdoor enthusiasts.

Unique Features: Includes additional land along the river, offering potential for expansion, outdoor seating, or creative uses to enhance your business vision.

Versatile Potential: Ideal for retail, wholesale, or a mix-use space to cater to Fitchburg's growing demand.

With its iconic reputation and unbeatable features, this property is more than just a space – it's an opportunity to anchor your business in a thriving, high-visibility area. Don't miss the chance to make it yours!

Priced at \$899,000

PROPERTY PHOTOS

480 WATER STREET



480-Water-Street-Dollhouse-View



City of Fitchburg, MA

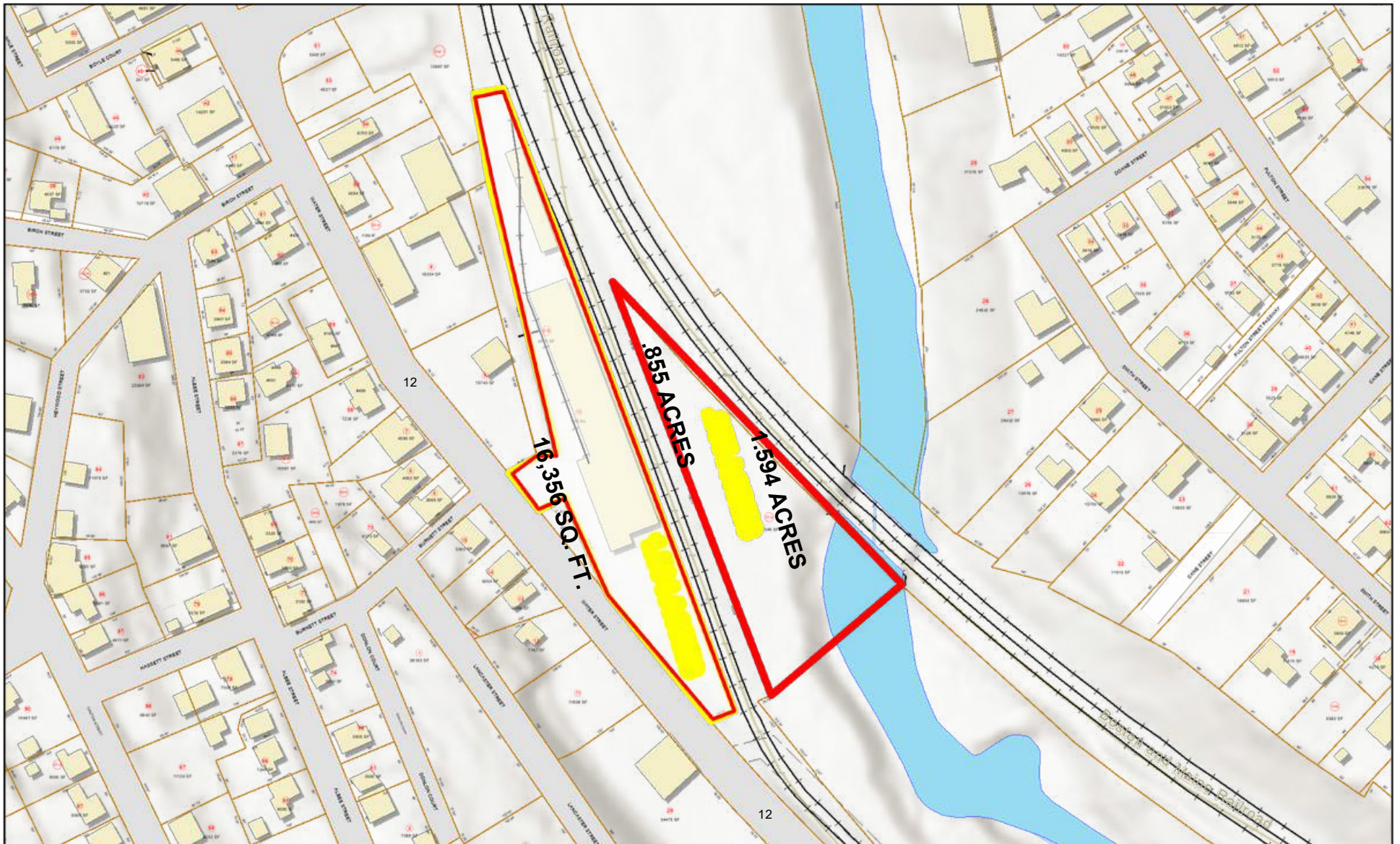
1 inch = 170 Feet



July 29, 2025

www.cai-tech.com

0 170 340 510



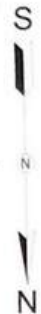
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

FLOOR PLAN

480 WATER STREET



WATER STREET



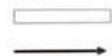
BUILDING DEPARTMENT
CITY OF DRACUT

LINE PAINTINGS OF AREAS USED
31 TABLE BOOTHS
PERIMETER OF OUTSIDE AREA TO BE USED IS ABOUT 400 FEET
PERIMETER OF OUTSIDE AREA UNOBSTRUCTED PASSAGE IS



NOT INCLUDED IN
OUTSIDE SALES UNTIL
BUILDING IS BROUGHT
TO CODE

LEGENDS



AISLES
EXIT DIRECTION



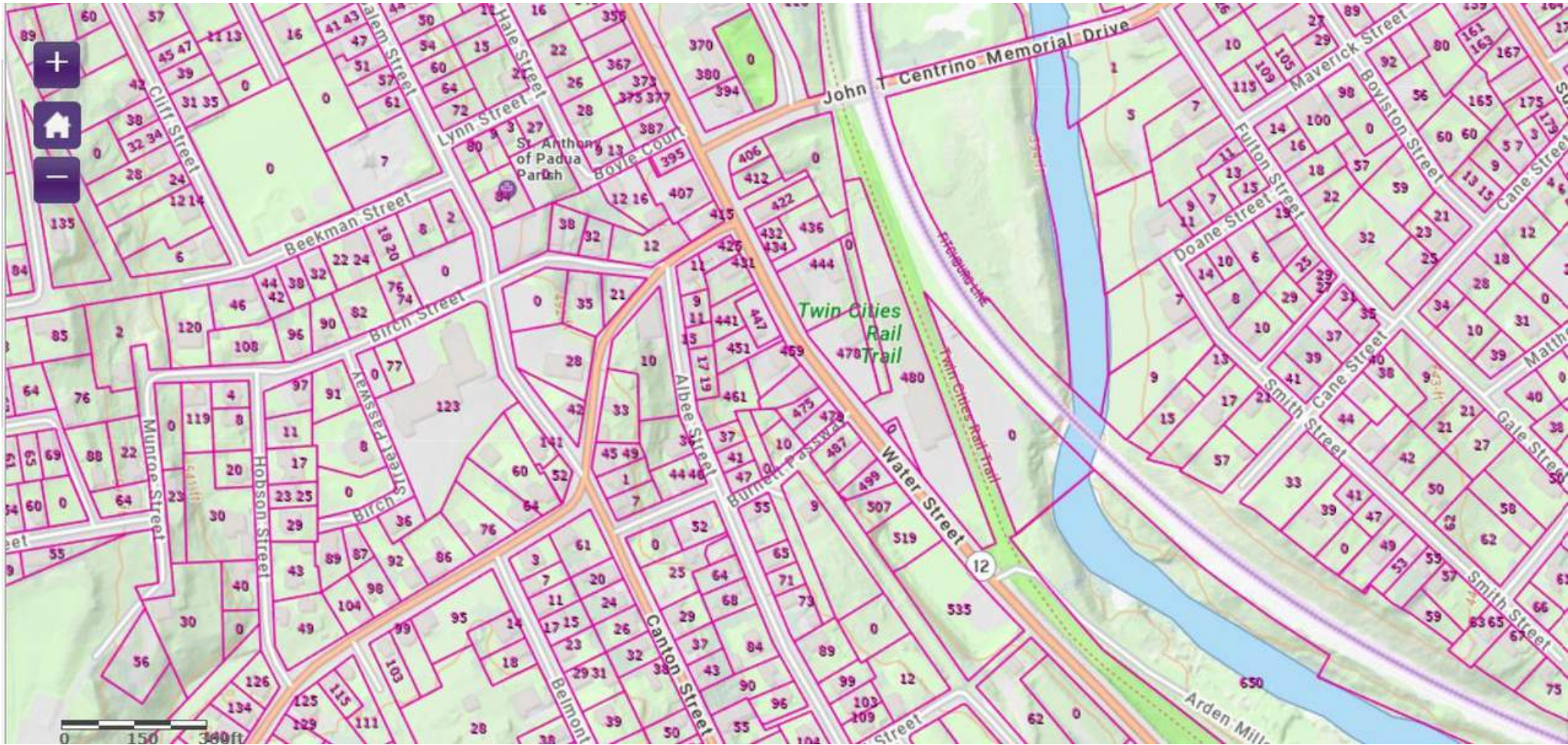
OUTSIDE VENDOR BOOTHS
VENDOR BOOTHS
EXISTING WALLS

APPLYING FOR PERMIT FOR OUTSIDE VENDOR BOOTHS

	RIGHTWAY ENGINEERING LLC, 1934 LAKEVIEW AVE STE 8, DRACUT MA 01845 CIVIL ENGINEER: STEVEN MANSARAY	SCALE : 1"=20'

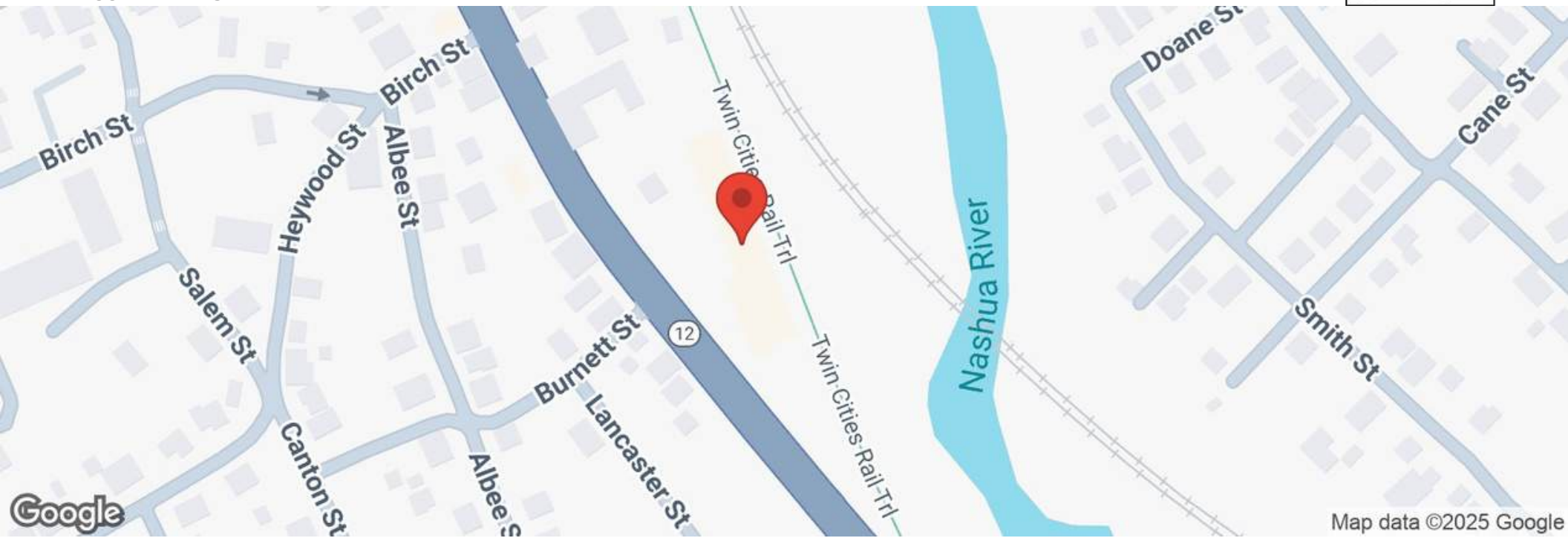
PROPERTY MAP

480 WATER STREET

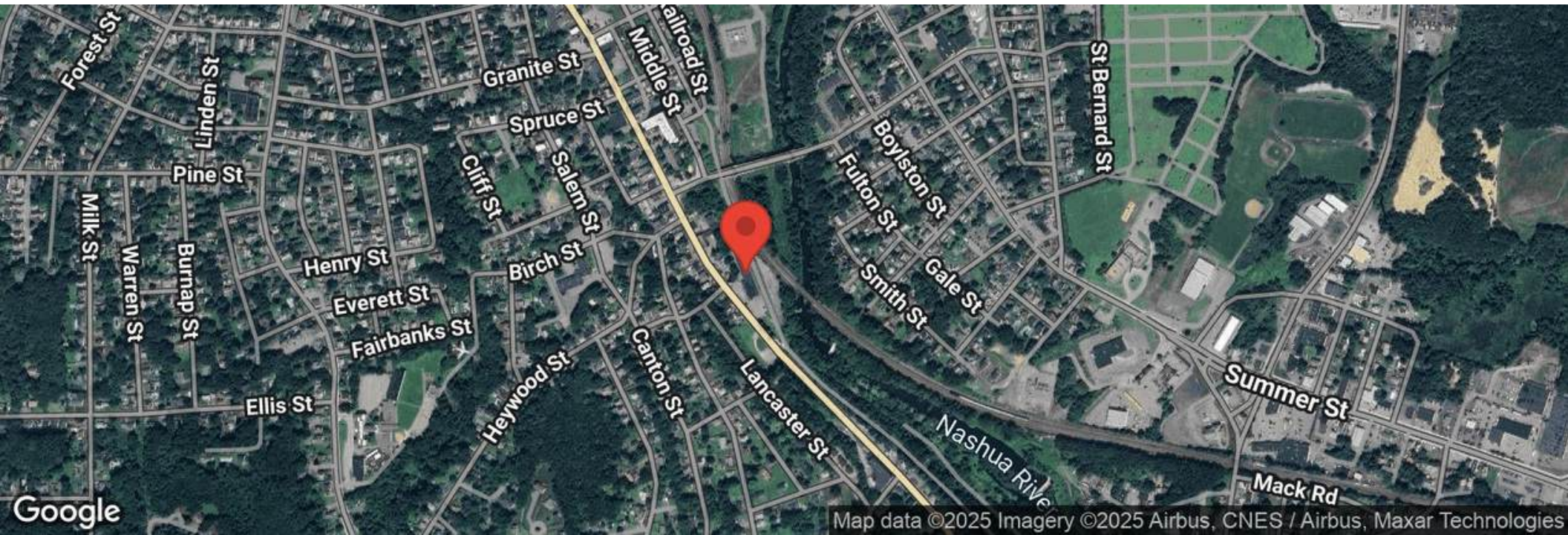


LOCATION MAPS

480 WATER STREET



Map data ©2025 Google



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



NORTHEAST
SOLUTIONS



DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER

PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

Office Address: 670 Mechanic Street
Leominster, MA 01453

Office: 978-840-9000

Cell: 978-621-1290

Duncan@KW.com

<https://www.linkedin.com/in/duncan-chapman-002824128>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

WWW.NORTHEAST-RE.COM

**LOCAL MARKET PROFESSIONALS WITH
NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.



NORTHEAST
SOLUTIONS



RAJ SIDHU

COMMERCIAL REALTOR

PERSONAL PROFILE

As a previous small business owner and active investor, Raj's attention to fine details and ability to understand changing business environments makes him a great resource for any client.

Raj also works with the Government Services at KW Commercial team to help government clients with their real estate brokerage and consulting needs.

WORK EXPERIENCE

Raj Sidhu is a licensed Commercial Realtor in the state of Massachusetts. With his three Master's degrees in Economics, City and Regional Planning, and City Planning from Boston University, Raj understands and helps his clients review and navigate the market and community challenges they face with any property sale, acquisition or lease.

CONTACT INFO

Office Address: 1084 Main Street,
Bolton, MA 01740

Office: 978-840-9000

Cell: 978-467-7170

RajSidhu@KWCommercial.com

<https://www.linkedin.com/in/rajpreet-sidhu-ba77bb229/>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Data Management

Process Improvement

STATES LICENSED

Massachusetts

EDUCATION

M.S. Economics

M.S. City and Regional Planning

M.S. City Planning from Boston
University

WWW.NORTHEAST-RE.COM

**LOCAL MARKET PROFESSIONALS WITH
NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.