



MLS # 73506106 - New
Land - Commercial

0 South St
Fitchburg, MA: Fitchburg, 01420
Worcester County

List Price: **\$800,000**

Grade School: **Crocker**
High School: **Fitchburg**

Middle School: **Memorial**

Directions: **Property abuts 75 Walnut St. Fitchburg MA 01420**

Contractors, developers, and investors—don't miss this opportunity! Prime industrial land offering endless potential for an industrial condo, warehouse, lumber yard, or heavy equipment storage. This unique, tucked-away location provides both flexibility and privacy for a wide range of commercial and industrial uses. The property consists of three parcels being sold together, totaling 3.294 acres (including parcels 55-10A and 55-14-0). Zoning allows for multiple uses such as manufacturing, self-storage, distribution facilities, and research/testing operations. A generous height allowance of up to 75 feet opens the door for large-scale development. Conveniently located near downtown, with easy access to the MBTA Commuter Rail, Fitchburg State University, and the Market Basket plaza on Water Street—this site combines accessibility with versatility. A rare chance to secure a strategic industrial site in a growing area.

Property Information

Total Approx. Acres: **2.56 (111,557 Sq. Ft.)**

Cultivation Acres:

Home Own Assn: **No**

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage: **31 Ft**

Timber Acres:

HOA Fee:

Disclosures: **There is an Easement on the property.**

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Laundromat, House of Worship, Private School, Public School, T-Station, University**

Beach: **No**

Cable Available:

Electric: **At Street, Nearby**

Gas: **At Street**

Lot Improvements: **Shared Drive**

Land Description: **Easements, Level, City View(s)**

Road Type: **Private, Unpaved, Dead End**

Sewer Utilities: **Public, At Street**

Water Utilities: **Public, At Street**

Waterfront: **Yes River**

Water View: **Yes River**

Zone Usage: **Industrial - Light**

Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test:

Short Sale w/Lndr.App Req:

No

Lender Owned: **No**

Tax Information

Pin #: **M:0055 B:0011 L:0**

Assessed: **\$180,800**

Tax: **\$2,443** Tax Year: **2025**

Book: **3496** Page: **242**

Cert:

Zoning Code: **I**

Map: Block: Lot:

Office/Agent Information

Listing Office: **LAER Realty Partners** (978) 534-3100

Listing Agent: **Michele Mathieu** (617) 304-2770

Team Member(s):

Sale Office:

Sale Agent:

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

Entry Only: **No**

Showing: Sub-Agency: [Schedule with ShowingTime](#) or Call 888-627-2775

Showing: Buyer's Broker: [Schedule with ShowingTime](#) or Call 888-627-2775

Showing: Facilitator: [Schedule with ShowingTime](#) or Call 888-627-2775

Special Showing Instructions:

Firm Remarks

Buyer responsible to confirm all zoning usage, and conduct their own due diligence. All info is accurate to the best of the Agents and Seller's Knowledge but is the buyers responsibility to verify everything.

Market Information

Listing Date: **4/22/2026**

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

Expiration Date:

Original Price: **\$800,000**

Off Market Date:

Sale Date:

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

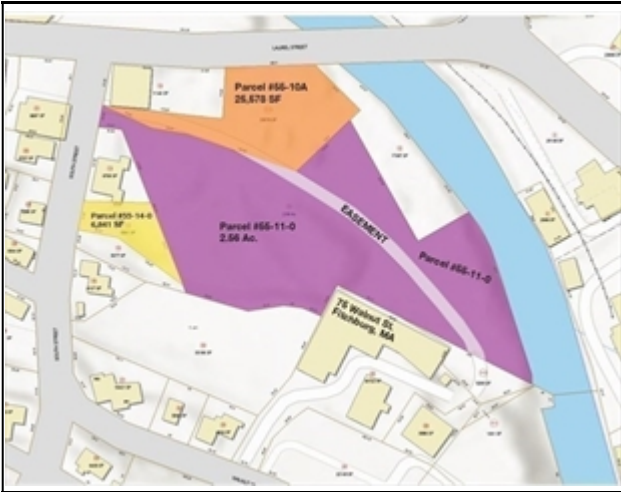
Office Market Time: Office has listed this property for **2** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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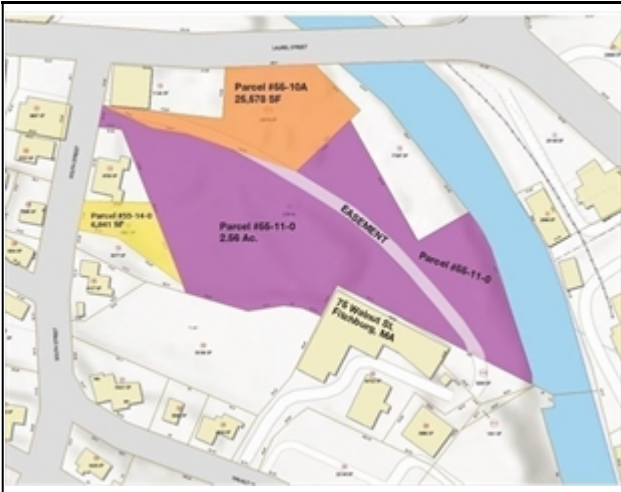
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Map: Block: Lot:

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