

68-70 POWDER MILL RD MAYNARD, MA



COMMERCIAL
O'BRIEN
PROPERTIES, INC

Development Site For Sale



SUMMARY / SPECIFICATIONS

68-70 POWDER MILL RD MAYNARD, MA



PROPERTY DESCRIPTION

Introducing contiguous lots with two existing commercial/multifamily buildings. The properties are available individually or as a development site. The properties combined, make up 1.7 beautiful acres all along the Assabet River. Excellent traffic count for a mixed retail/residential development with many area amenities within walking distance. 70 Powder Mill Road is currently being used as a successful flower store and can be purchased as the same.

Located strategically within Middlesex County, these properties are not just in an evolving locale but at the heart of its growth. The overlay district's increased flexibility in zoning opens doors for a diverse range of developments, potentially including hotels and other unique ventures under special permits. This versatility makes 68 and 70 Powder Mill Road a multifaceted investment opportunity in a community on the rise.

Price upon request. Please contact Keith Gurtler at keith@obriencommercial.com.

PROPERTY HIGHLIGHTS

- Increased zoning flexibility allows for diverse developments, including potential hotels and other ventures under special permits.
- Ideal for mixed-use projects, these contiguous lots currently host multifamily and retail spaces, perfect for residential, retail, and office uses.
- Situated in a rapidly growing area within Middlesex County, offering both immediate and long-term investment returns.
- Strategically located at the heart of local growth in Maynard's anticipated overlay district along the scenic Assabet River.

PARCEL	BUILDING SIZE	LOT SIZE
70	2,081 SF	1.06 AC
68	1,713 SF	0.64 AC

PROPERTY / LOCATION

68-70 POWDER MILL RD MAYNARD, MA



Local Amenities

Google

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66, 68 & 70 POWDER MILL ROAD

MAYNARD, MA



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