



2 Juniper St Winchendon-Ground Lease

2 Juniper St, Winchendon, MA 01475



Scott Simpson

Century 21 North Shore Storrs & DeNault
54 Main St, Suite 101, Leominster, MA 01453
ssimp5@aol.com
(978) 537-5100



2 Juniper St Winchendon- Ground Lease

\$2.00 /SF/YR

This .69 Acre lot is located near the center of town and has direct access onto Central Street. The building has been removed from this property and the owner is looking to partner with an investor who would be willing to lease this land and develop it into one of the many allowed uses for the area. Some of the uses include condominiums, apartments, retail store, convenience store with gas station, restaurant, wireless communications, solar energy collection to name a few. Lease rate will be negotiated on a project basis. The GIS map, a site plan and table of uses is attached to the listing for reference....

- Direct access to main road through town
- Multiple uses allowed



Rental Rate:	\$2.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Gross Leasable Area:	12,035 SF
Year Built:	1900
Walk Score ®:	62 (Somewhat Walkable)
Rental Rate Mo:	\$0.17 /SF/MO

1st Floor

Space Available	11,544 SF
Rental Rate	\$2.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



2 Juniper St, Winchendon, MA 01475

This .69 Acre lot is located near the center of town and has direct access onto Central Street. The building has been removed from this property and the owner is looking to partner with an investor who would be willing to lease this land and develop it into one of the many allowed uses for the area. Some of the uses include condominiums, apartments, retail store, convenience store with gas station, restaurant, wireless communications, solar energy collection to name a few. Lease rate will be negotiated on a project basis. The GIS map, a site plan and table of uses is attached to the listing for reference.

Property Photos



2916-Base-SDP (Preliminary)_Site plan Civil

