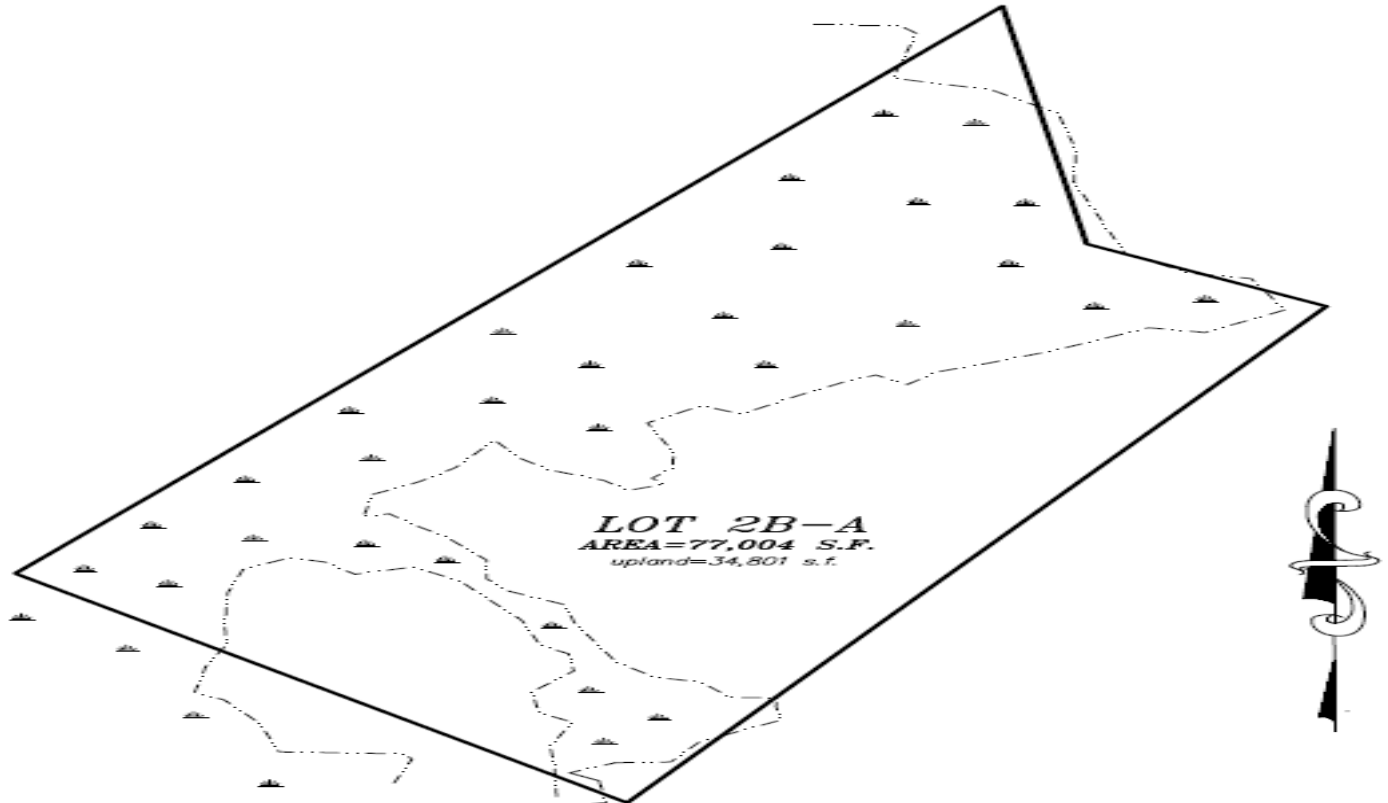




**FOR SALE 1.77 ACRES - COMMERCIAL LAND
REDUCED AGAIN! - NOW \$190,000
RT. 135 - NEAR FRAMINGHAM LINE
90 WAVERLY ST. ~ ASHLAND, MA**

The 1.77 lot had perked for a 3 bedroom house use.
Research with Town of Ashland is ongoing for allowed use.



Lot 2B - A has 34,801 s.f. of buildable land minus a 25' no disturbance buffer and 30' setback, leaves about 7,000 – 8,000 s.f. of land to build on and add parking.

The zoning allows 5 stories. It is the broker's opinion that a 2 story building with lower level drive-in (land slopes down) and a street level office floor of a total of 5,000 s.f. would be a good possibility for this site.

Allowed uses include: single family dwelling, home occupation, lodging or boarding house, senior residential community, religious purposes, educational nonprofit, childcare facility, philanthropic use less than 10,000 s.f. greenhouse or nursery, animal/clinic, or hospital: kennel, retail, convenience store, restaurant, business or professional, bank or financial, indoor commercial recreational, mini storage & construction yard or landscaping business. Automotive uses may be allowed with a special permit.

Located just over the Framingham line – 90 Waverly Street enjoys Ashland's flat tax rate of \$16.28/\$1,000 for commercial and residential property. Framingham is now \$33.55/\$1,000 for commercial property. Perk test information is being looked into, but according to one owner, the property had perked for a 3 bedroom dwelling. Town records show the parcel as R1, but the updated zoning maps show the zoning for parcel as Commercial Highway.

The same owners own 100 Waverly Street – see attached information concerning 100 Waverly Street, Ashland. See allowed uses on page 2 for Commercial Highway zoning.
Assessed - \$85,100 (2019)

**Listing Broker: MARLENE ARON
508-740-0000**

ma@metrowestcre.com ~ www.marlenearon.com

**NEXT DOOR IS 100 WAVERLY STREET, ASHLAND, MA
TRADEMARK OFFICE BUILDING (SAME OWNERS)
INFORMATION BELOW**



Bldg	: 10,816 s.f. + 5,408 full basement with gym
Tenancy	: Multiple Tenants
Lot Size	: 1.23 acres. Adjacent commercial 1.77 acre lot avail.
Zoning	: Highway Commercial
Frontage	: over 300 ft.
Year Built	: 2004
Drive-in Door	: 1
Loading Dock	: 1
Sprinklered	: Yes
Handicapped Access	: Yes, lift to second floor

**100 WAVERLY ST.ASHLAND.
TRADEMARK BUILDING
1ST FLOOR OFFICE SUITE
2,447 s.f. MAY BE AVAILABLE
EARY SUMMER.**

ALLOWED ZONING USES INCLUDE:

Business/prof. office, Medical/dental office, Agricultural use, Greenhouse nursery, Animal clinic/kennel, Retail, Lodging, Boarding house, Adult daycare, Religious, Educational, Assisted living, Non-profit, Child care, Municipal buildings, Nursing home, B&B, Convenience store, Bank, Mini-storage, Single family, facility, Construction/landscaping business, Computer development – all should be confirmed.



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The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Buyers are advised to verify information. MWCRE represents the Seller. MWC RE does not co-broke with Principals nor recognize representation after the first showing.

**COMMERCIAL LAND FOR SALE
RT. 135 ~ 90 WAVERLY STREET
ASHLAND, MA**

Zoning is Commercial Highway, the Use Code – 131-RES-PVD-LAND is how the Town is assessing the additional land. Note the zoning on Town record is R1, according to the Assessor's office,
“ The zoning is Commercial Highway and the Town's records have not been updated.
R.E. Tax is \$1,385/yr. - 90 Waverly (2019)

FROM THE SELLER'S ENGINEER: “as to the size of building it is unknown because
(1) the septic needs to be 75 feet away from the wetlands and with the wetlands as delineated it is a very small area for the system (and the minimum configurations per Ashland Health Code also come into play)
(2) USE of the building determines the sewage load...so as a warehouse with very few employees it would constitute very little flow, and as an office more, and residential even more....
(3) the amount of parking required to serve the building use... and how it is configured...as you know the lot drops off dramatically...so fill and retaining walls will add significant cost to site preparation...
in order to determine the size we would need to know the use of the building.... and then layout a septic system to fit within the 75 foot setback...and fit in parking, but figure on a very small building maybe just over 1000 sf.”

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