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MLS # 72463846 - New Land - Commercial

**525 Parker St
Gardner, MA 01440
Worcester County**

List Price: **\$600,000**

Grade School:
High School:

Middle School:

Directions: **From Center of Town take Route 101 west. Land is located just before the train trestle, on right**

Remarks

Unique 14.5 acre industrial site near Downtown Gardner, Approximately 7 acres are buildable and 7+ acres are part of Parker's Pond. Create your own recreational area, or a Industrial Development, or previously approved for a 52 Unit Condo Development. Lots of possibilities and only limited by your own imagination.

Property Information

Total Approx. Acres: **14.50 (631507.00 sq. ft.)**
No. of Approved Lots: **0**
Approx. Street Frontage: **300 ft**
Disclosures:

Cultivation Acres: **0.00**
Pasture Acres: **0.00**
Timber Acres: **0.00**

Home Own Assn: **No**
Assn Req: **--**
HOA Fee : **\$**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, House of Worship, Public School, Other (See Remarks)**
Beach: **No**
Cable Available: **Yes**
Documents: **Legal Description, None**
Electric: **At Street**
Gas: **None**
Lot Improvements: **Storm Drains**

Other Property Info

Adult Community: **No**
DEQE/DEP#: **No**
Disclosure Declaration: **No**
Perc Test: **--**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Land Description: **Level**
Road Type: **Public, Paved, Sidewalk, City Street**
Sewer Utilities: **Public, At Street**
Sewage District: **Gard.**
Water Utilities: **Public, At Street**
Waterfront: **Yes Pond**
Water View: **Yes Pond**
Zone Usage: **Industrial - Light**

Tax Information

Pin #:
Assessed: **\$148,300**
Tax: **\$1735.00** Tax
Year: **2019**
Book: **46919** Page:
207
Cert:
Zoning Code:
Industrial
Map: **M22** Block: **6**
Lot: **27**

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