



**MLS # 72835925 - New
Single Family - Detached**

**1460 Grafton Rd
Millbury, MA 01527
Worcester County**

List Price: **\$449,000**

Style: **Antique**
Color: **white**
Grade School:
Middle School: **Millbury Jr/Sr**
High School: **Millbury Jr/Sr**
Handicap Access/Features:
Directions: **Rte 122**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 0h**
Master Bath:
Fireplaces: **0**

Remarks

Here is your opportunity to live in your single family home and run your business all in this expansive mixed use zoned property which includes 6 garages currently used as a used auto & repair business. Set on Graton St. feet from the MA Pike entrance in the town of Millbury. The home has been updated and includes 3 bedrooms, 2 full baths on 3 floors with 1612.sq ft of living space. Bring your ideas for the business. Keep a used car-repair business, use the buildings for storage of vehicles, storage for other items, sell other items, the ideas are endless. Come check it out at our Open House this Sunday, from 11:00am-1:00pm and bring your ideas on your business.

Property Information

Approx. Living Area: 1,612 Sq. Ft.	Approx. Acres: 1.3 (56,628 Sq. Ft.)	Garage Spaces: 6 Detached, Garage Door Opener, Heated, Side Entry
Living Area Includes:	Heat Zones: 2 Forced Air, Gas	Parking Spaces: 19 Off-Street, Paved Driveway
Living Area Source: Public Record	Cool Zones: 0 None	Approx. Street Frontage:
Living Area Disclosures:		
Disclosures:		

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Appliances: **Range, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Private School, Public School**
Basement: **Yes Full, Walk Out, Unfinished Basement**
Beach: **No**
Construction: **Frame**
Electric: **110 Volts**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Porch, Fenced Yard, Stone Wall**
Flooring: **Vinyl, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Fieldstone**
Hot Water: **Electric, Tank**
Insulation: **Full, Unknown**
Interior Features: **Cable Available**
Lot Description: **Corner, Paved Drive, Cleared, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **East**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty
Features: **No**
Year Built: **1920** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:002 B:0000050 L:**
Assessed: **\$399,300**
Tax: **\$6,161** Tax Year: **2021**
Book: **38224** Page: **296**
Cert:
Zoning Code: **Mixed Use**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **1**
Compensation Based On: **Net Sale Price**









