

# MLS # 72835925 - New Single Family - Detached

1460 Grafton Rd Millbury, MA 01527 Worcester County Style: Antique Color: white Grade School: Middle School: Millbury Jr/Sr High School: Millbury Jr/Sr Handicap Access/Features: Directions: Rte 122

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

Total Rooms: **7** Bedrooms: **3** Bathrooms: **2f Oh** 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: <b>19 Off-Street, Paved</b> Driveway
Living Area Source: Public Record	Cool Zones: 0 None	Approx. Street Frontage:
Living Area Disclosures:		
Disclosures:		

#### **Room Levels, Dimensions and Features**

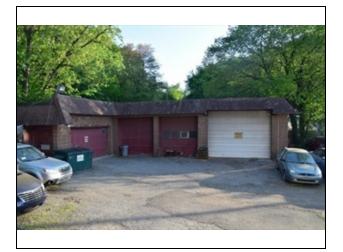
Room	Level	Size	Features	
Features				Other Property Info
Appliances: Range, Refrigerator Area Amenities: Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Private School, Public School Basement: Yes Full, Walk Out, Unfinished Basement Beach: No Construction: 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		Adult Community: No		
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 H Water Utilities: City/Town Water Waterfront: No Water View: No	er, Washer Hookup	Tax InformationPin #: M:002 B:0000050 L: Assessed: \$399,300Tax: \$6,161 Tax Year: 2021Book: 38224 Page: 296Cert: Zoning Code: Mixed Use Map: Block: Lot:CompensationSub-Agent: Not Offered E Facilitator: 1 Compensation Based On: Net		

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