



MLS # 72867382 - Price Changed

Land - Commercial

46/0/418 Chapel St, Main St
Leicester, MA 01611
Worcester County

List Price: **↑ \$1,640,000**

Grade School:

Middle School:

High School:

Directions: **Encompasses From Rt 9 Cherry Valley 1 Mile From The Worc Line up and around Chapel St.**

Remarks

Opportunity knocks! 30+ acres on the highest point in Cherry Valley looking SouthWest and includes a 12 Rm 6 Br 2 bath duplex. The property is zoned commercial. The duplex is grandfathered in. The entire property has been completely surveyed, engineered, soil tested and previously permitted for 82 units & 1 recreation center of Senior Housing. A number of Solar Farm companies have been working towards leasing the property - perfect SouthWest facing land. Ideal for both projects. Update the senior housing with assisted living? Commercial Zoned so how about a growing facility? Bring your ideas. There are 3 parcels which make up this 31+ acres.

Property Information

Total Approx. Acres: **31 (1,350,360 Sq. Ft.)**

Cultivation Acres:

Home Own Assn: **No**

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures: **3 Parcels Including a Rented Duplex Included in the site. Previously Permitted for Senior Housing.**

Features

Beach: **No**

Cable Available:

Documents: **Land Survey, Topographical Map, Environmental Impact Study, Soil Survey, Blueprints, Drawings, Brochure**

Electric: **Nearby**

Gas: **None**

Land Description: **Elevated, Sloping, Wooded**

Road Type: **Public, Paved, Publicly Maint.**

Sewer Utilities: **Public, At Street, Nearby**

Water Utilities: **Public, At Street, Nearby**

Waterfront: **No**

Zone Usage: **Condo/Co-Op, Commercial**

Other Property Info

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test:

Short Sale w/Lndr.App.Reg: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$308,200**

Tax: **\$4,663** Tax Year: **2021**

Book: **0** Page: **0**

Cert:

Zoning Code: **C**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

