

# 1071 MAIN STREET

WOBURN, MA



# 4.5 ACRES

FOR SALE

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EXCLUSIVE OFFERING



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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- R-2 Zoning which allows single family, assisted living, or apartments with permit
- Upper Main Street Overlay District (2010) allows 57 luxury condominiums
- Located across from Ledges at Woburn, a 168 unit residential development
- Estimated cleanup \$4.5 to \$5.3 million with \$1.2 already committed by Mass DEP and EPA
- Located 1.5 miles to Route 128 exit 53
- Multiple nearby amenities

### OFFERING SUMMARY

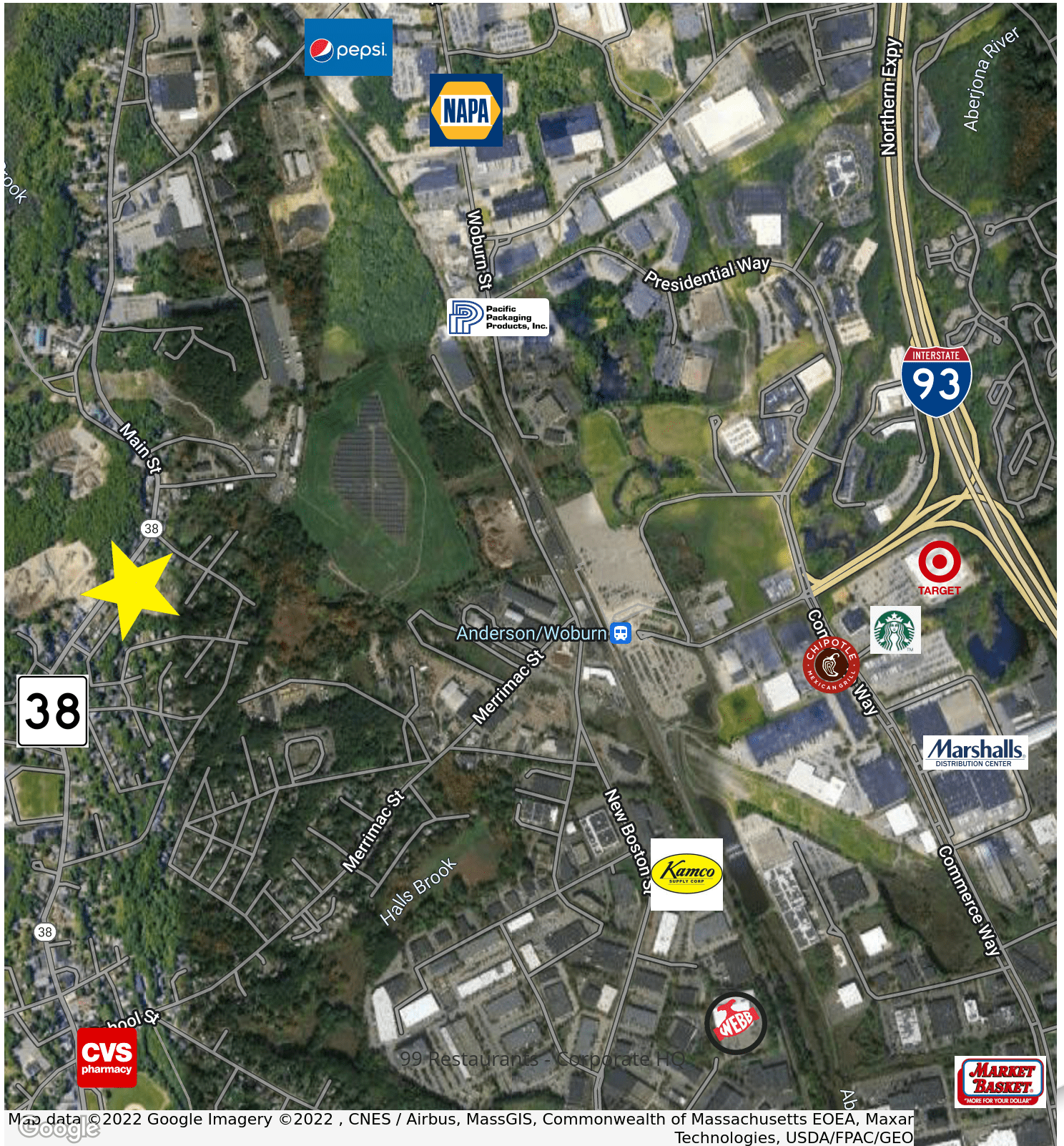
SALE PRICE:	\$975,000
LOT SIZE:	4.5 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	29,285	75,401	352,955
TOTAL POPULATION	74,703	191,849	881,303
AVERAGE HH INCOME	\$128,268	\$137,748	\$133,226

## PROPERTY LINES



# LOCATION MAP



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