



556 CHELMSFORD ST

LOWELL, MA

FOR SALE | 81-UNIT MULTIFAMILY DEVELOPMENT SITE

- 0.2 Miles to Lowell Connector
- 0.8 Miles to Route 3
- Zoning: Suburban Neighbor Multifamily: Allows apartment development by right

EXCLUSIVE AGENT
 THE
 STUBBLEBINE
 COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

81-Unit Multifamily Development site For Sale

PROPERTY HIGHLIGHTS

- 81-Unit Multifamily Development Site
- 0.2 Miles to Lowell Connector
- 0.8 Miles to Route 3
- 1.7 Miles to Route 495
- Close proximity to Meadow Brook Retail Center, which includes retailers such as Target, Marshalls, GNC, Comcast Xfinity, and T-Mobile.
- Other nearby amenities include: Lowe's Home Improvement Store, 99s Restaurant, Chilis, Outback Steakhouse, Showcase Cinemas, and many others.
- The new zoning of suburban multifamily will allow for the development of multi-family housing on the site.

LOCATION DESCRIPTION

Quarter mile to the Lowell Connector and less than a mile to Route 3

PROPERTY SPECIFICATIONS

| Lot Size: | 2.08 | | |
|-----------------------|--|----------|-----------|
| Projected # of Units: | 81 | | |
| Current Zoning: | Suburban Neighbor Multifamily: Allows apartment development by right | | |
| Sale Price: | \$3,995,000 | | |
| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
| Total Households | 50,283 | 77,002 | 179,671 |
| Total Population | 133,615 | 202,763 | 480,340 |
| Average HH Income | \$82,973 | \$95,454 | \$114,249 |

SITE PLANS

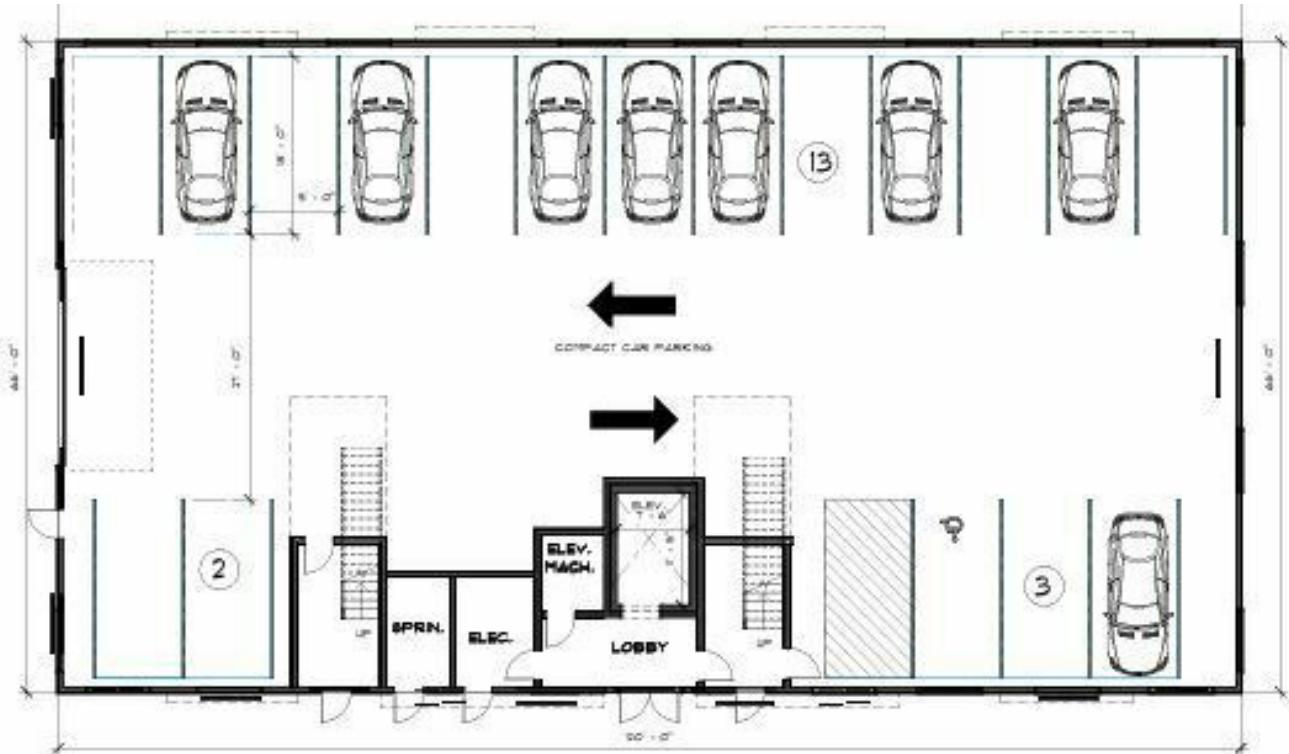


FLOOR PLANS



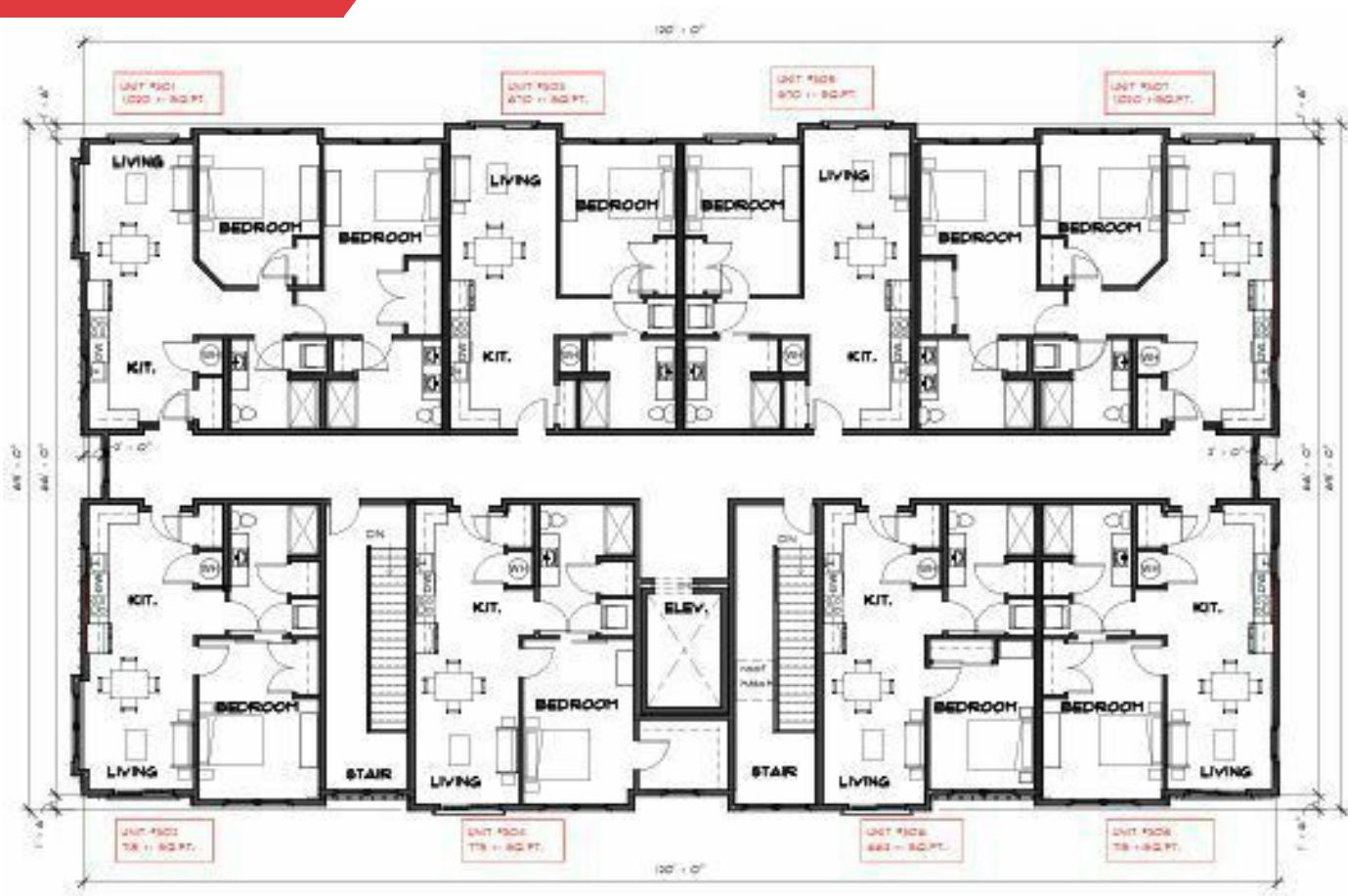
① FRONT ELEVATION
1/8" = 1'-0"

② LEFT ELEVATION
1/8" = 1'-0"



① GARAGE LEVEL
1/8" = 1'-0"

FLOOR PLANS



HIGHWAY PROXIMITY



0.8 MILES
3 MINUTES
1.3 MILES
5 MINUTES

113

2.6 MILES
10 MINUTES

38

CENTRALVILLE

110

BELVIDE

THE ACRE

Lowell

BACK CENTRAL

SHOWCASE
CINEMAS



Ninety Nine
99

DUNKIN'

STOP&SHOP

KOHL'S



MARKET BASKET

INDUSTRIAL AREA



THE MINI STORAGE CENTER
"A SPACE TO FIT YOUR NEEDS"



**556 CHELMSFORD ST.
LOWELL, MA**

Chelmsford

129

**THE
STUBBLEBINE
COMPANY**
CORFAC INTERNATIONAL

INDUSTRIAL AREA

**Public
Storage**



LP LAMINATED PLASTICS
DISTRIBUTORS & FABRICATORS

AECOM



HNTB

ThermoFisher
SCIENTIFIC

Accutronics

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LOWELL, MA

FOR SALE | 81-UNIT MULTIFAMILY DEVELOPMENT SITE FOR SALE



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