



**MLS # 71227811 - Extended  
Land - Commercial**

**74 N. Main St.**  
**Freetown, MA 02702**  
**Bristol County**  
Grade School:  
High School:  
Directions: **Route 24- Exit 10**

List Price: **\$775,000**

Middle School:

**Remarks**

**Prime land development opportunity w/ over 700' of frontage on Rte. 24. Property is immediately adjacent to the Exit 10 ramp on the southbound side of Rt. 24. Zoned General. Permitted uses include retail, office, restaurant, and most other business use. 2 contiguous 1.61 acre lots. 3rd lot available for easement (parking lot). Traffic counts exceed 41,000/day. Development along Rte. 24 (UMASS Bio Tech Park) will increase future traffic flow. Take advantage of this opportunity today!!**

**Property Information**

Total Approx. Acres: **3.22 (140263 sq. ft.)**  
No. of Approved Lots:  
Approx. Street Frontage: **700 ft**

Cultivation Acres:  
Pasture Acres:  
Timber Acres:

Home Own Assn:  
Assn Req:  
HOA Fee : \$

**Features**

Beach: **No**  
Cable Available:  
Documents: **Aerial Photo, Other (See Remarks)**  
Electric: **None**  
Gas: **None**  
Lot Improvements: **None**  
Land Description: **Corner**  
Road Type: **Public, Paved**  
Sewer Utilities: **Other (See Remarks)**  
Water Utilities: **Other (See Remarks)**  
Waterfront: **No**  
Zone Usage: **Other (See Remarks)**

**Other Property Info**

Adult Community: **No**  
DEQE/DEP#:  
Disclosure Declaration: **No**  
Disclosures:  
Perc Test:  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **00**  
Book: **5723** Page: **149**  
Cert:  
Zoning Code: **General**  
Map: **206** Block: Lot: **21.02R**

**Office/Agent Information**

Listing Office: **Coastal Realty** (508) 990-4280  
Listing Agent: **Lori A. Nery** (508) 736-2387  
Team Member:  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent**  
Showing: Facilitator: **Call List Agent**  
Special Showing Instructions:

**Compensation**  
Sub-Agent: **Not Offered**  
Buyer Agent: **2**  
Facilitator: **0**

**Firm Remarks**

**No infrastructure or utilities on the property.**

**Market Information**

Listing Date: **5/5/2011**  
Days on Market: Property has been on the market for a total of **289** day(s)  
Expiration Date:  
Original Price: **\$775,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **289** day(s)  
Office Market Time: Office has listed this property for **289** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing: