



THE PROSPERITY
GROUP

COMMERCIAL

1 Pleasant Street

MAYNARD, MA

UNITS 2&3 | 590 SQFT

1 Pleasant Street, Maynard



474,900

List Price

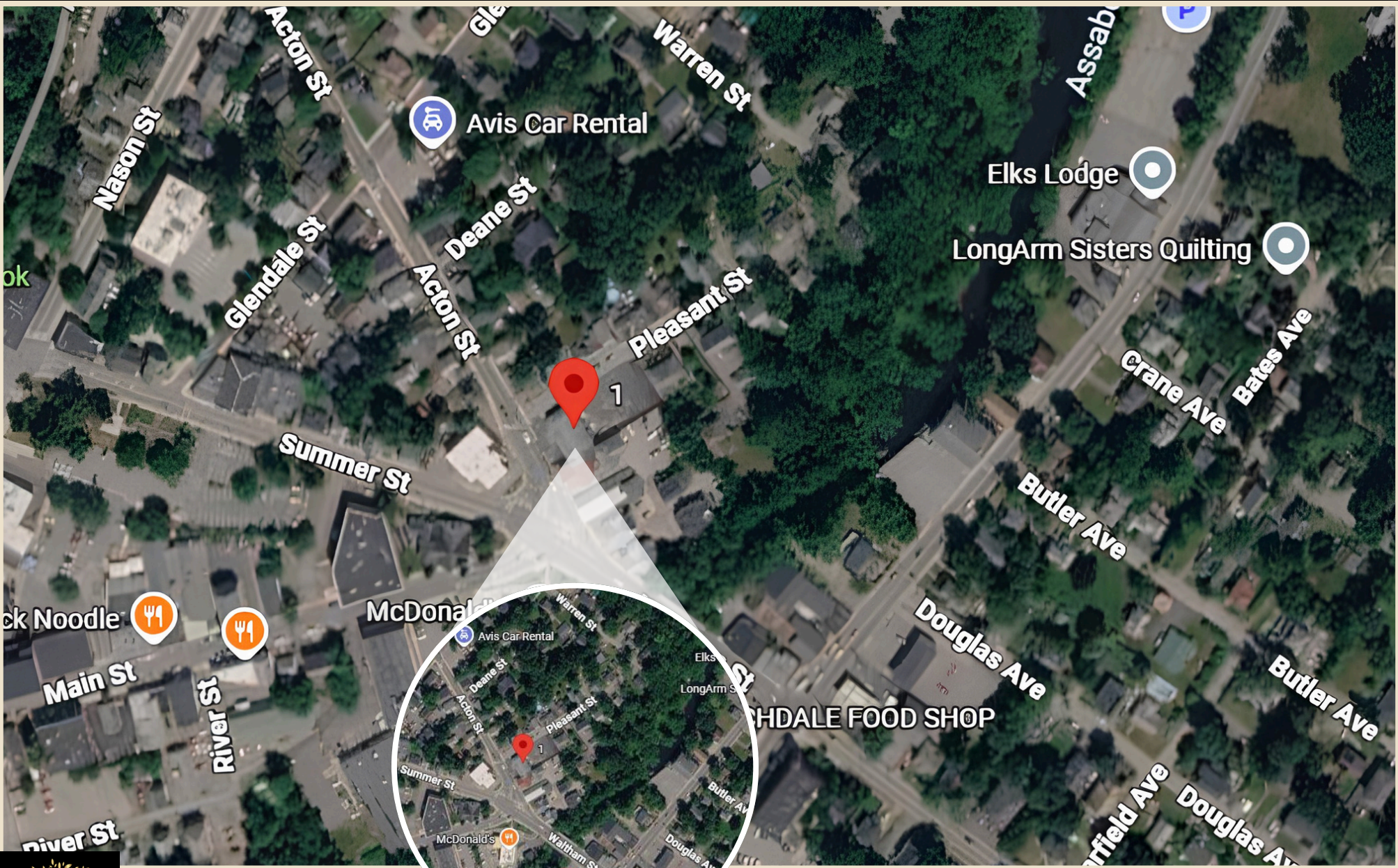
\$804.92

Price Per Sq Ft

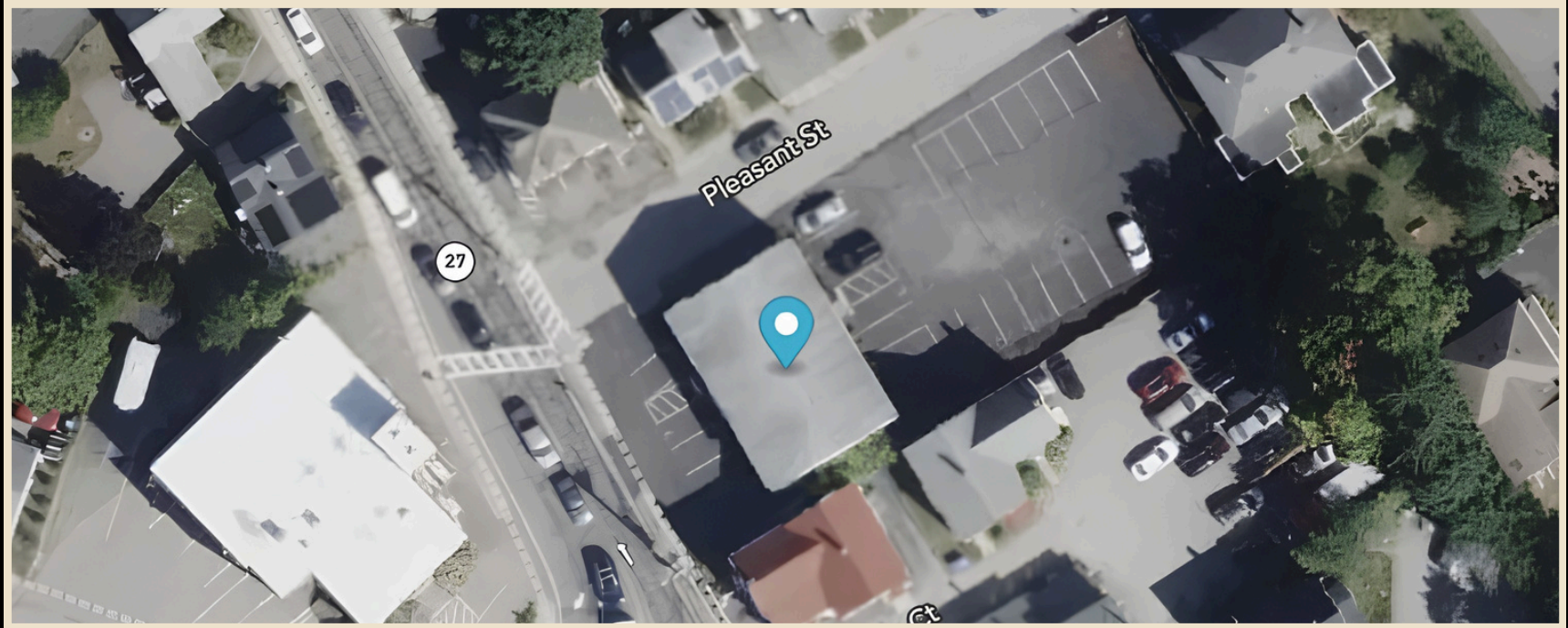
**WELL-
MAINTAINED
COMMERCIAL
CONDOMINIUM**



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Parcel Map



LOT SIZE

0.29 acres

ZONING CODE

B

NET LEASABLE AREA

590 Sq Ft

Units 2 & 3

ZONING

DESCRIPTION

Legal Conforming

PROPERTY DETAILS

Property Address	1 Pleasant Street, Units 2 & 3, Maynard, MA
Number of Units	2
Level	1
Year Built	1983
Year Renovated	2000
Land Area	0.29 acres
Total Area	0.29 (12632.4 SqFt)
Parking	Approx. 21 Spaces

BUILDING CONSTRUCTION

Exterior	Wood-frame
Roof	Pitched roof design

BUILDING UTILITIES

Gas	Natural Gas
Water	Public Water
Sewer	Public Sewer

Property Overview

Rare opportunity to acquire two commercial condominium units totaling approximately 1,186 SF in the heart of downtown Maynard. Currently configured as chiropractic and physical therapy office space, the property offers a flexible layout suitable for a variety of professional, medical, wellness, and office users. The offering includes approximately 887 SF of finished basement space, providing additional office, storage, or operational area. The property benefits from excellent accessibility, ample on-site parking, and convenient proximity to downtown amenities and major commuter routes.

Property Highlights

STRONG METROWEST ACCESSIBILITY

Conveniently located near Routes 27, 62, 117, and Route 2, the property offers excellent connectivity throughout the MetroWest region. Nearby access to the South Acton MBTA Commuter Rail further enhances accessibility for commuters traveling to and from the Greater Boston area.

AMPLE ON-SITE PARKING

A significant advantage of the property is its abundant on-site parking, providing convenient access for clients, visitors, and staff. The ample parking supply enhances the property's functionality and supports a wide range of business operations.

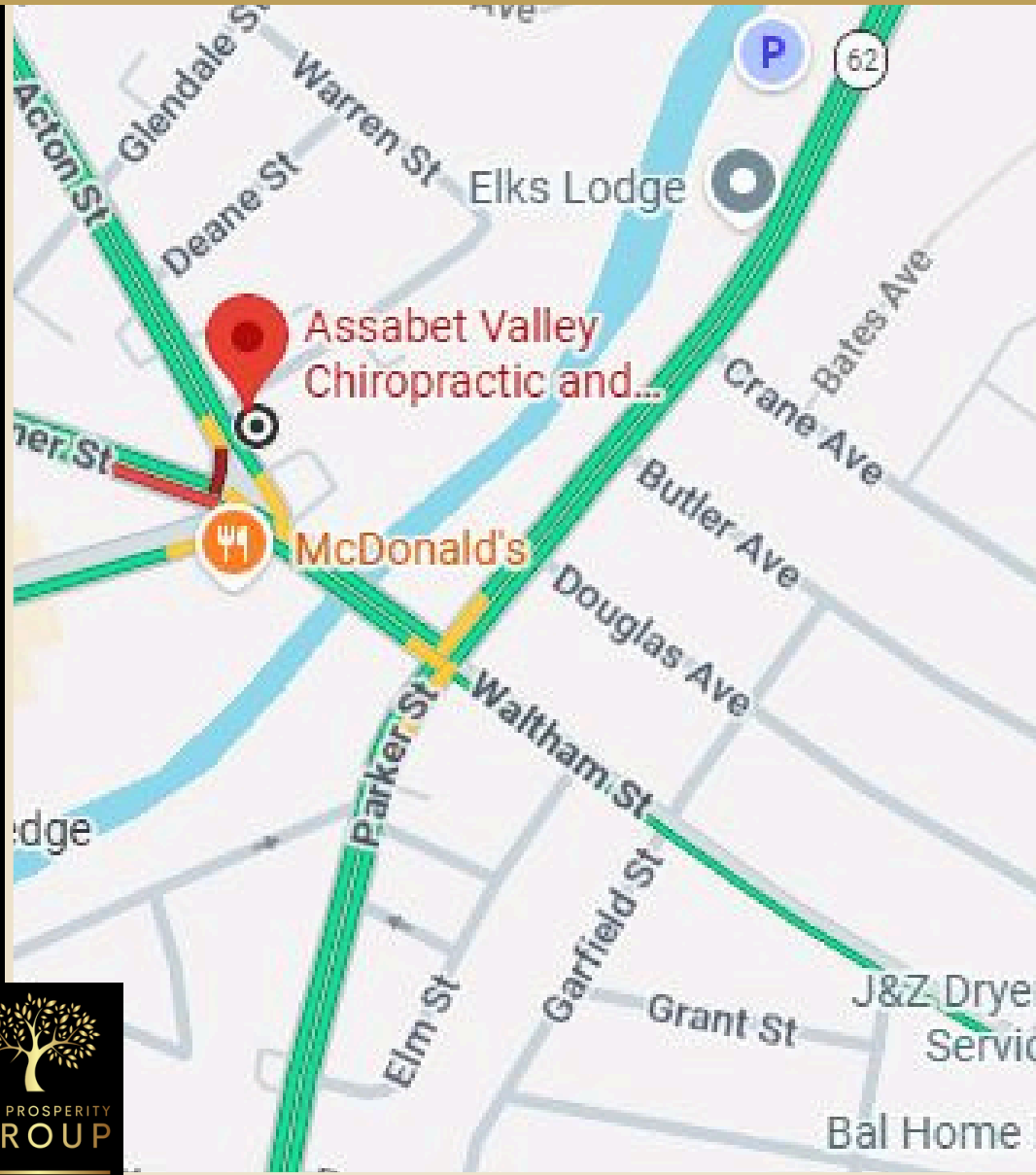
PRIME DOWNTOWN MAYNARD LOCATION

Located in the heart of downtown Maynard, the property offers convenient access to restaurants, retail, professional services, and local amenities in a vibrant business district.

FLEXIBLE PROFESSIONAL OFFICE LAYOUT

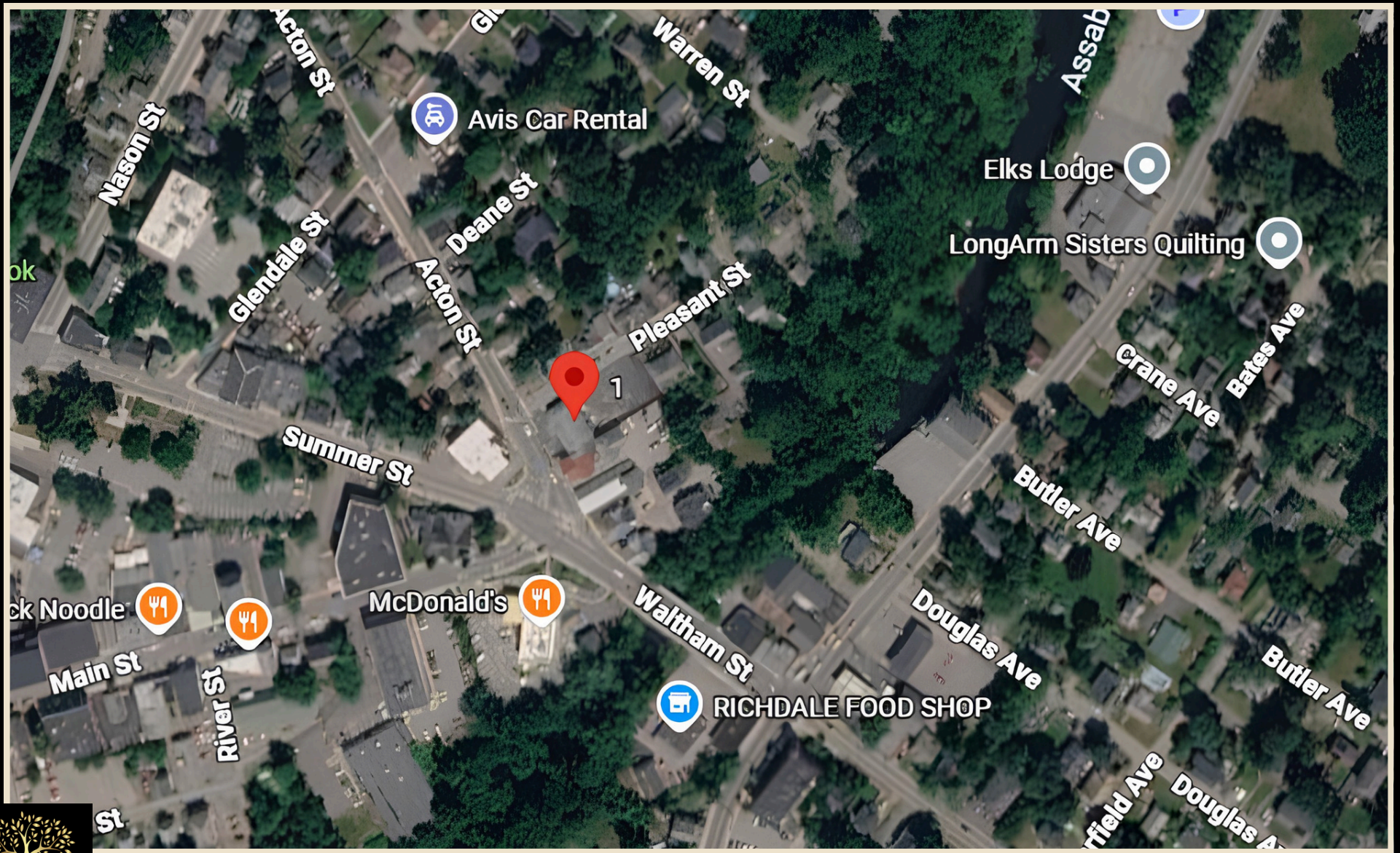
The property is configured to accommodate a variety of professional, medical, wellness, counseling, and office uses. Multiple private offices, treatment rooms, and support areas provide flexibility for owner-users or investors seeking adaptable commercial space.

Convenient Commuter Access



Strategically located in downtown Maynard, the property provides easy access to major regional roadways and public transportation, offering convenient connectivity throughout MetroWest and the Greater Boston area.

- ROUTE 27: APPROX. 0.3 MILES
- ROUTE 62: APPROX. 1 MILE
- ROUTE 117: APPROX. 1 MILE
- ROUTE 2: APPROX. 4 MILES
- SOUTH ACTON MBTA COMMUTER RAIL: APPROX. 3 MILES
- CONCORD CENTER: APPROX. 6 MILES
- MARLBOROUGH: APPROX. 10 MILES
- FRAMINGHAM: APPROX. 12 MILES
- DOWNTOWN BOSTON: APPROX. 22 MILES



Location Overview

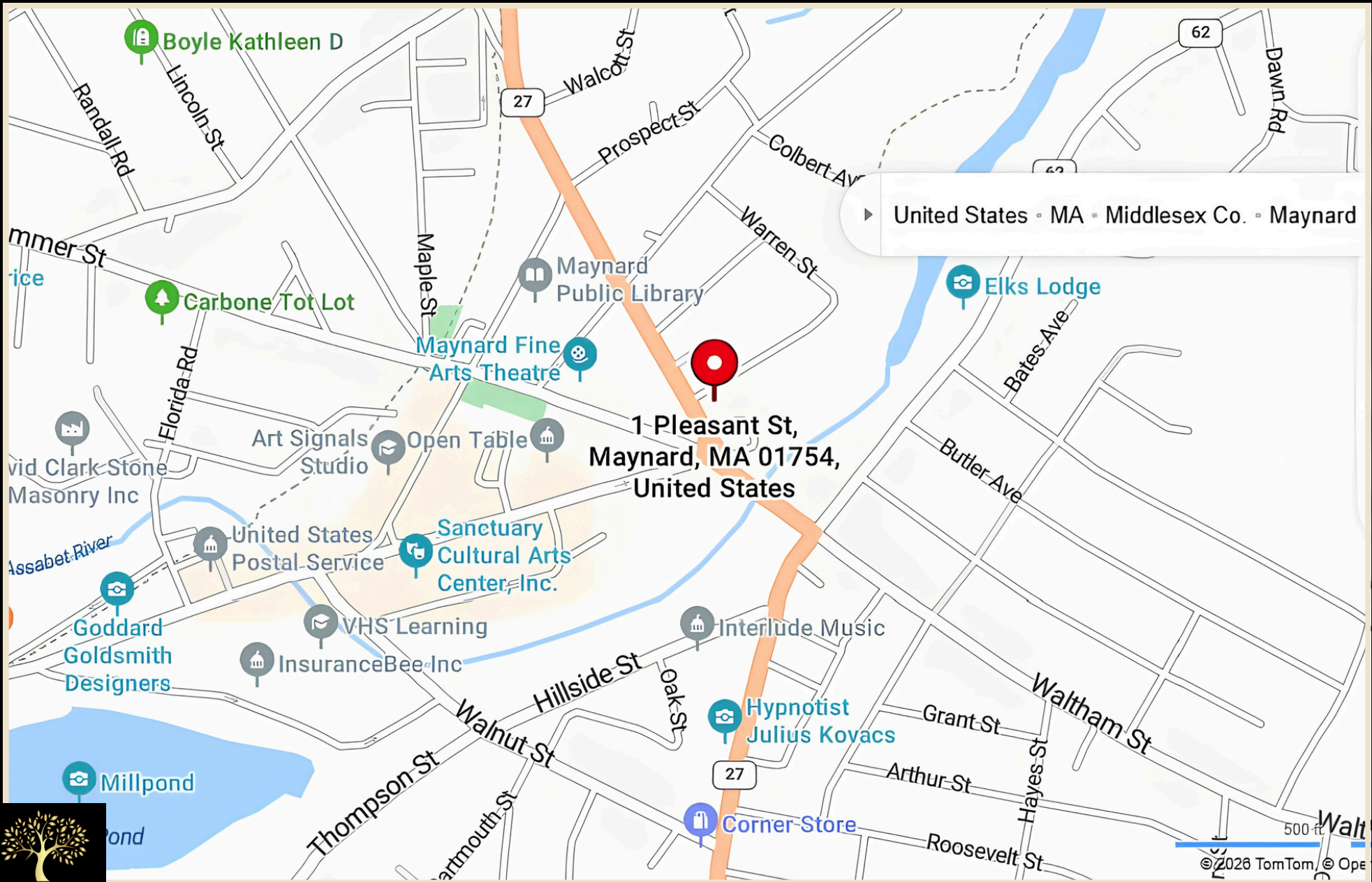
Maynard is a thriving MetroWest community located approximately 22 miles west of Boston. Known for its historic downtown, strong local business community, and high quality of life, Maynard offers an attractive blend of small-town character and regional accessibility. The town has experienced continued investment and revitalization, making it a desirable destination for businesses, residents, and visitors alike.

Downtown Maynard serves as the town's commercial and cultural hub, featuring a diverse mix of restaurants, cafés, specialty retailers, professional offices, and community gathering spaces. The area's walkability and active streetscape create a welcoming environment that supports local businesses and encourages year-round foot traffic.

Maynard benefits from a strategic location within the MetroWest region, providing convenient access to major transportation corridors including Route 27, Route 62, Route 117, and Route 2. Nearby access to the MBTA Commuter Rail in South Acton further enhances connectivity to Boston and surrounding employment centers.

The town is surrounded by affluent and highly desirable communities including Acton, Concord, Sudbury, and Stow, providing businesses with access to a strong residential base, educated workforce, and robust consumer demographics.







2024 TOTAL
POPULATION
(WITHIN 1 MILE)

8,500+

AVERAGE
AGE

40.5

MEDIAN
HOUSEHOLD
INCOME

\$120,000

WALK
SCORE

76

TRANSIT
SCORE

32

BIKE
SCORE

58



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