

PRIME
Land For Sale
Route 139
Holbrook, MA

Address: 259/259R, 269/269R, and 289 Union Street
Combined (6) Lot Size 8.28 Acres

Uplands: Approximately 5.4 Acres

Temporary Easements: 259 Union-684 sf, 269 Union-720 sf, 289 Union-7263 sf

Permanent Easement: 259 Union-124 sf

Street Frontage: 400 ft+ with 4 curb cuts

Zoning: B-1 – Business: Minimum Lot Size - 10,000 SF, Minimum Street Frontage – 100'

Permitted Uses:

- 1) Offices (medical and professional)
- 2) Retail
- 3) Services
- 4) Restaurants
- 5) Laundry and Dry Cleaning
- 6) Hotel/Motel
- 7) Vet Clinic
- 8) Gas Station
- 9) Auto Sales (excluded is auto repair)

Parking:

1 space/200 sf for stores

1 space/130 sf for services

1 space/4 seats for restaurants

2023 Total Assessed Value: \$1,443,000 (6 Parcels)

2024 Assessed Value: \$1,440,300 with annual property taxes of \$28,956.92

Utilities: Municipal Water/Sewer and Natural Gas

Holbrook Transportation: Less than 1/2 mile to the Holbrook/Randolph Commuter Rail Station

Adjacent to the Old English Square Development (in progress) Mixed-use Project

Pricing: Owners will consider all reasonable offers

*For further information, please contact Jay Nuss at jay@jaynussrealtygroup.com
or 781.910.6575*



13-016-00-0
0.271 AC

14-091-01-0
1.43 AC

UTILITY

4-098-00-0
0.317 AC

14-099-00-0
0.241 AC

ROW

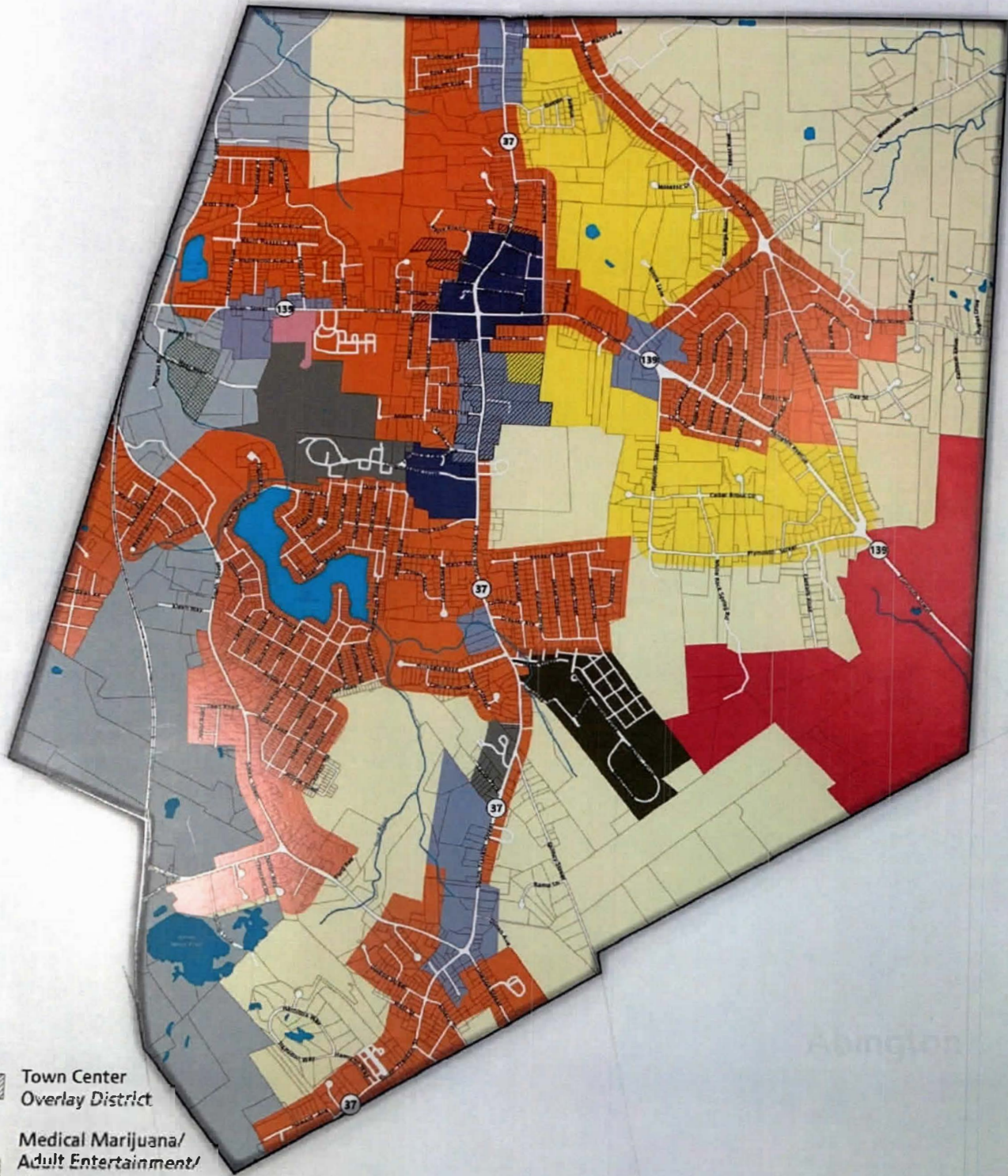
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0.275 AC


20-019-00-0
0.12 AC


20-020-00-0
0.874 AC

20-021-00-0
5.5 AC

13-014-00-0
4.38 AC

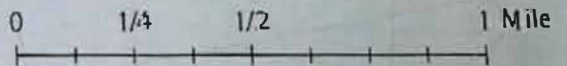


 Town Center
Overlay District

 Medical Marijuana/
Adult Entertainment/
Non-Medical Marijuana
Overlay Districts

The information depicted on this map is for planning purposes only. All data are representational and are not adequate for boundary definition, regulatory interpretation, or published analysis. See the Planning Board and Special Town Meeting Minutes for warrant articles with map changes.

Date: 11/01/17 V2
Source: MASSGIS, MassDOT, Town of Holbrook
Map Creator: Patrick McCallery



- | | |
|--|---|
|  Business Village |  Residential 1 |
|  Business Commercial |  Residential 2 |
|  Business I |  Residential 3 |
|  Business II |  Residential 4 |
|  Industrial |  Residential 5 |



Holbrook Zoning Districts

— November 1, 2017 —

Unofficial Property Record Card - Holbrook, MA

General Property Data

Parcel ID 14-099-00-0	Account Number 0
Prior Parcel ID -	Property Location 259 UNION ST
Property Owner WRIGHT STEPHEN L + SUSAN J	Property Use Res/Comm
Mailing Address 259 UNION ST	Most Recent Sale Date 3/14/2022
City HOLBROOK	Legal Reference 40384-440
Mailing State MA Zip 02343	Grantor US BANK NATIONAL ASSOC TR OF ,
ParcelZoning B1	Sale Price 1
	Land Area 0.000 acres

Current Property Assessment

Card 2 Value	Building Value 51,300	Xtra Features Value 0	Land Value 0	Total Value 51,300
Total Parcel Value	Building Value 274,100	Xtra Features Value 14,400	Land Value 166,500	Total Value 455,000

Building Description

Building Style STORE	Foundation Type CONCRETE	Flooring Type CARPET
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1980	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade FAIR	Roof Cover ASPHALT	Heating Fuel GAS
Building Condition Average	Siding WOOD	Air Conditioning 0%
Finished Area (SF) 1080	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 1

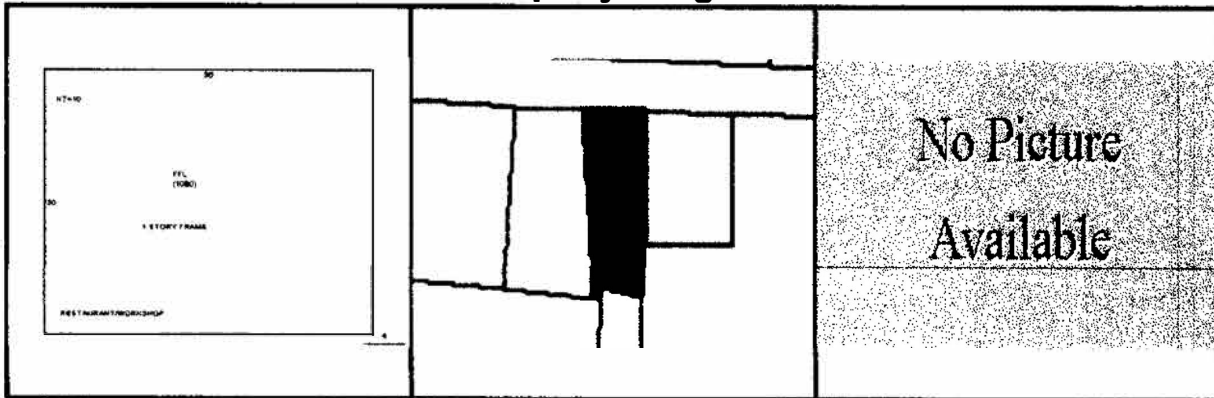
Legal Description

FRONTAGE: 53 / 173

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as Res/Comm with a(n) STORE style building, built about 1980 , having WOOD exterior and ASPHALT roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Holbrook, MA

General Property Data

Parcel ID	20-019-00-0	Account Number	14269
Prior Parcel ID	-	Property Location	259 R UNION ST
Property Owner	WRIGHT STEPHEN L + SUSAN J	Property Use	UNDV-COM
Mailing Address	259 UNION ST	Most Recent Sale Date	3/14/2022
City	HOLBROOK	Legal Reference	40384-440
Mailing State	MA	Zip	02343
Parcel Zoning	B1	Grantor	US BANK NATIONAL ASSOC TR OF ,
		Sale Price	1
		Land Area	0.120 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	2,100	Land Value	23,300	Total Value	25,400
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Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	0	Basement Floor	N/A
Year Built	N/A	Heating Type	N/A
Building Grade	Roof Structure	Heating Fuel	N/A
Building Condition	N/A	Air Conditioning	0%
Finished Area (SF)	N/A	# of Bsmt Garages	0
Number Rooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of Other Fixtures	0
	Interior Walls	N/A	
	# of Bedrooms	0	
	# of 1/2 Baths	0	

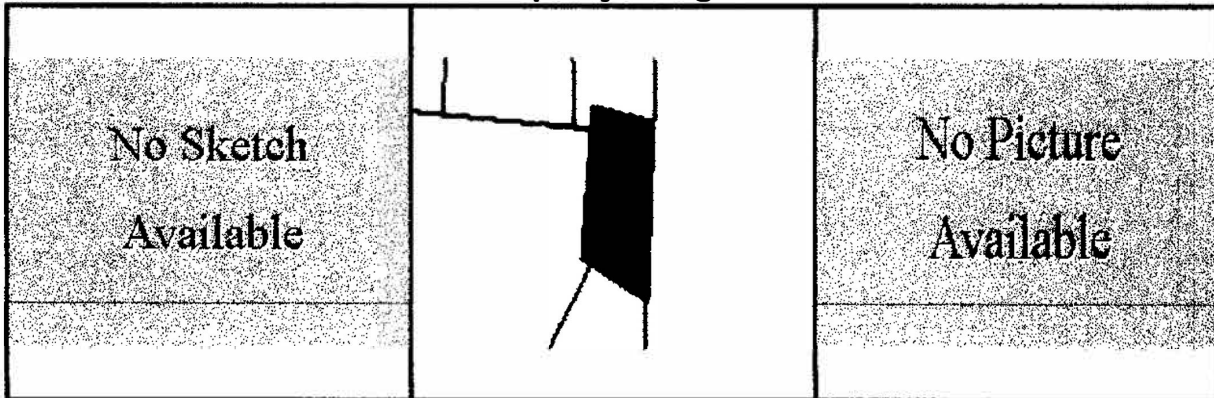
Legal Description

FRONTAGE: 40 / 100

Narrative Description of Property

This property contains 0.120 acres of land mainly classified as UNDV-COM with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



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Unofficial Property Record Card - Holbrook, MA

General Property Data

Parcel ID 20-020-00-0
Prior Parcel ID -
Property Owner WRIGHT STEPHEN L + SUSAN J

Account Number 14269

Mailing Address 259 UNION ST

Property Location 259 R UNION ST
Property Use UNDV-COM
Most Recent Sale Date 3/4/2022

City HOLBROOK

Legal Reference 40384-440

Grantor US BANK NATIONAL ASSOC TR OF ,

Mailing State MA Zip 02343

Sale Price 1

ParcelZoning B1

Land Area 0.674 acres

Current Property Assessment

Card 1 Value Building Value 0

Xtra Features Value 5,000

Land Value 40,600

Total Value 45,600

Building Description

Building Style
of Living Units 0
Year Built N/A
Building Grade
Building Condition N/A
Finished Area (SF) N/A
Number Rooms 0
of 3/4 Baths 0

Foundation Type
Frame Type
Roof Structure
Roof Cover
Siding
Interior Walls N/A
of Bedrooms 0
of 1/2 Baths 0

Flooring Type N/A
Basement Floor N/A
Heating Type N/A
Heating Fuel N/A
Air Conditioning 0%
of Bemt Garages 0
of Full Baths 0
of Other Fixtures 0

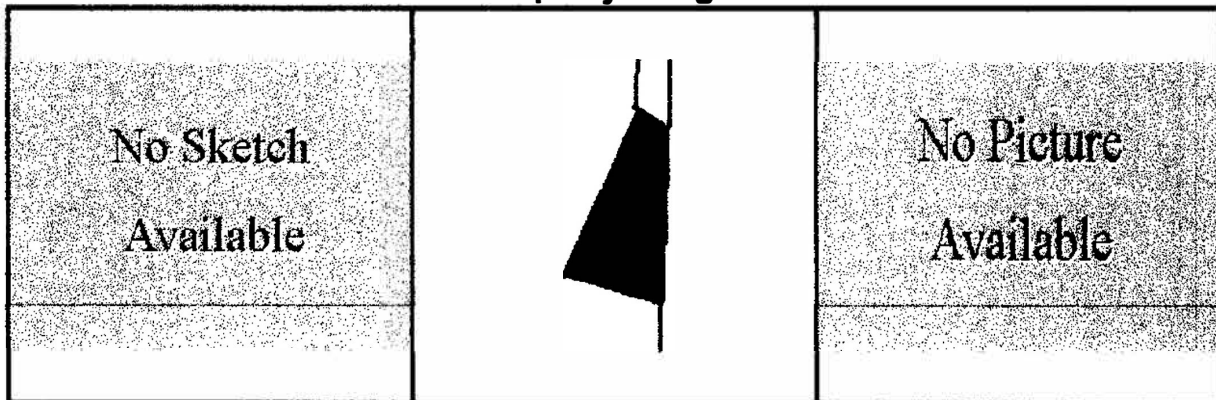
Legal Description

FRONTAGE: 60 / 250

Narrative Description of Property

This property contains 0.674 acres of land mainly classified as UNDV-COM with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



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Unofficial Property Record Card - Holbrook, MA

General Property Data

Parcel ID 14-098-00-0	Account Number 0
Prior Parcel ID -	Property Location 269 UNION ST
Property Owner PRITCHARD ROBERT CLARK	Property Use ONE FAM
Mailing Address 269 UNION ST.	Most Recent Sale Date 9/8/2009
City HOLBROOK	Legal Reference 27046-544
Mailing State MA Zip 02343	Grantor PRITCHARD AUDREY M,
Parcel Zoning B1	Sale Price 1
	Land Area 0.317 acres

Current Property Assessment

Card 1 Value	Building Value 210,200	Xtra Features Value 10,200	Land Value 177,400	Total Value 397,800
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Building Description

Building Style CAPE	Foundation Type BRK/STN	Flooring Type CARPET
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1930	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT	Heating Fuel OIL
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1712.5	Interior Walls PLASTER	# of Bsmt Garages 1
Number Rooms 7	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

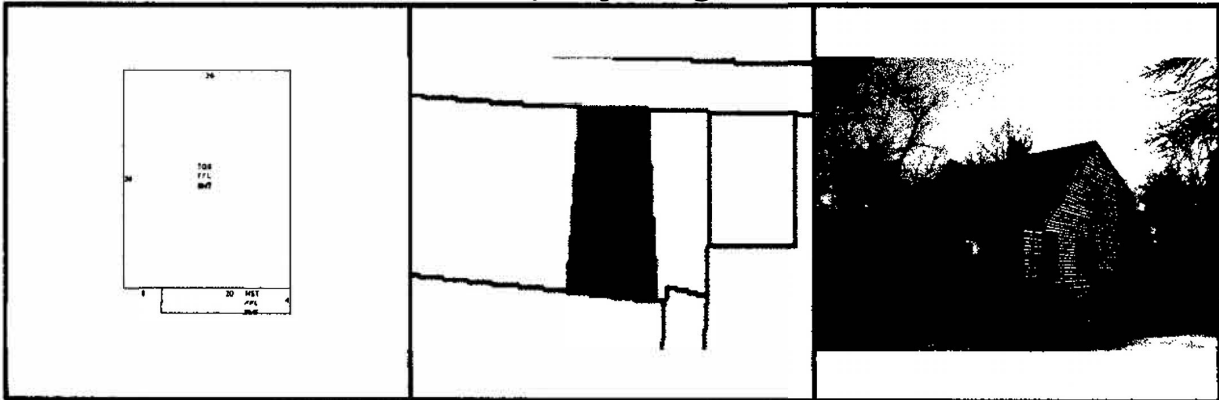
Legal Description

FRONTAGE: 71 / 169

Narrative Description of Property

This property contains 0.317 acres of land mainly classified as ONE FAM with a(n) CAPE style building, built about 1930, having VINYL exterior and ASPHALT roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



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Unofficial Property Record Card - Holbrook, MA

General Property Data

Parcel ID 20-021-00-0
Prior Parcel ID -
Property Owner PRITCHARD ROBERT C
Mailing Address 269 UNION ST
City HOLBROOK
Mailing State MA Zip 02343
Parcel Zoning B1

Account Number 0
Property Location 269 R UNION ST
Property Use UNDV-COM
Most Recent Sale Date 6/23/2020
Legal Reference 38009-286
Grantor PRITCHARD HERBERT C,
Sale Price 1
Land Area 5,500 acres

Current Property Assessment

Card 1 Value Building Value 0 Xtra Features Value 0 Land Value 54,800 Total Value 54,800

Building Description

Building Style
of Living Units 0
Year Built N/A
Building Grade
Building Condition N/A
Finished Area (SF) N/A
Number Rooms 0
of 3/4 Baths 0

Foundation Type
Frame Type
Roof Structure
Roof Cover
Siding
Interior Walls N/A
of Bedrooms 0
of 1/2 Baths 0

Flooring Type N/A
Basement Floor N/A
Heating Type N/A
Heating Fuel N/A
Air Conditioning 0%
of Bsmt Garages 0
of Full Baths 0
of Other Fixtures 0

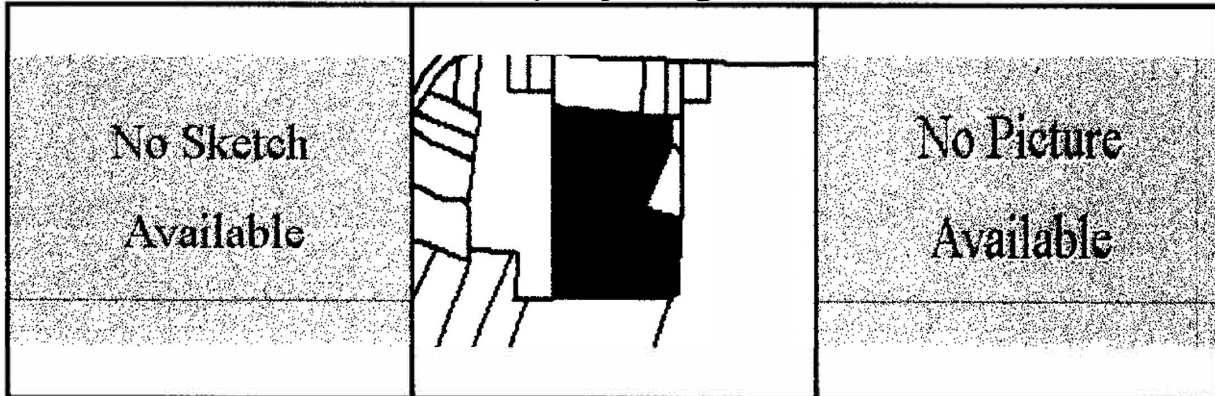
Legal Description

NO FRONTAGE

Narrative Description of Property

This property contains 5.500 acres of land mainly classified as UNDV-COM with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



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