

Development Opportunity

42-54 Nonset Path, Acton, MA

cpg

Executive Summary

42-54 Nonset Path
Acton, MA 01720

Conviser Property Group is pleased to offer the opportunity to acquire the 2.3 acre site located at 42-54 Nonset Path in Acton, Massachusetts. This 12-unit commercial office condominium site offers the potential for conversion to various uses, including, upon re-zoning, multifamily residential development.

The building will be delivered vacant and unencumbered by any leases. The buyer shall be responsible for determining the building size and the number of residential units permitted. The site's privacy offers the opportunity to create a community of single-family dwellings or townhouses in a bucolic setting with easy access to highways, shopping centers and schools.

Property Information

Address	**42-54 Nonset Path Acton, MA 01720**
Lot Size	**±2.30 AC**
Building Size	**13,147 SF**
Zoning	**OP 1 (Office Park 1)**
Sewer	**Private (Nagog Wastewater Management)**
Electric	**Eversource**
Natural Gas	**National Grid**



About Acton

42-54 Nonset Path

Acton, MA

Acton is a vibrant suburban town located in Middlesex County, approximately 30 miles northwest of Boston. With a population of around 21,000 residents, Acton maintains a strong sense of community while offering the conveniences of proximity to urban centers. The town is known for its excellent schools, which are part of the highly-regarded Acton-Boxborough Regional School District, including Acton-Boxborough Regional High School, which consistently ranks among the top public schools in the state.

Beyond its educational excellence, Acton boasts a tight-knit, family-oriented community that values environmental conservation and civic engagement. The town features numerous parks, trails, and recreational facilities that serve as gathering places for residents and contribute to the area's quality of life. With its balanced blend of suburban charm, strong schools, and active community spirit, Acton has become an attractive destination for families seeking a peaceful yet connected New England lifestyle.

Acton provides a strong community atmosphere, convenient commuter access, and proximity to major employment centers, making it an appealing market for future residential development.

Acton-Boxborough Regional High School

2026 Stats

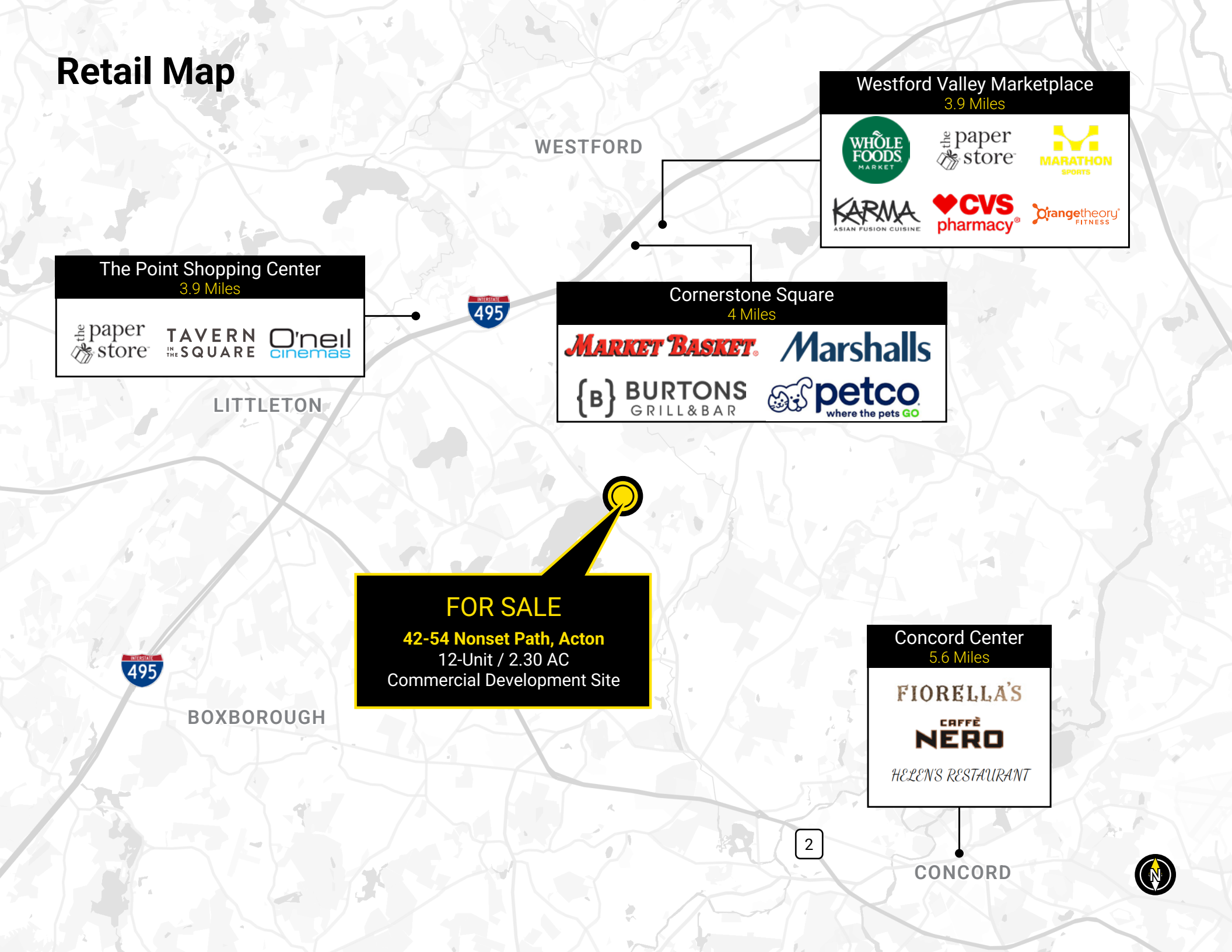
Enrollment	1,576
Student:Faculty Ratio	11:1
Graduation Rate	98%
State Ranking	#11

Source: Acton-Boxborough Regional High School Website

DEMOGRAPHICS

	1 Mile	2 Mile	5 Mile
Population	4,910	21,516	63,978
Median HH Income	$149,595	$174,353	$189,791
Median Home Value	$726,446	$798,368	$837,197

Retail Map


Westford Valley Marketplace
3.9 Miles
WHOLE FOODS MARKET
the paper store
MARATHON SPORTS
KARMA ASIAN FUSION CUISINE
CVS pharmacy
orangetheory FITNESS
WESTFORD
The Point Shopping Center
3.9 Miles
the paper store
TAVERN IN THE SQUARE
O'neil cinemas
LITTLETON
495
Cornerstone Square
4 Miles
MARKET BASKET
Marshalls
BURTONS GRILL&BAR
petco where the pets GO
FOR SALE
42-54 Nonset Path, Acton
12-Unit / 2.30 AC
Commercial Development Site
495
BOXBOROUGH
Concord Center
5.6 Miles
FIORELLA'S
CAFFÈ NERO
HELEN'S RESTAURANT
2
CONCORD
N

Property Photos











Disclaimers

42-54 Nonset Path
Acton, MA 01720

Zoning and Future Use Disclaimer.

Any references in this Offering Memorandum to potential development, rezoning, variances, or future alternative uses of the Property are for illustrative and informational purposes only. The Seller and its representatives make no representations, warranties, or guarantees, express or implied, that any such rezoning or proposed use will be approved, certain, or achievable. The prospective Buyer must not rely on any statements or assumptions contained herein and is solely responsible for conducting its own independent due diligence, investigations, and verification regarding zoning regulations, land use restrictions, and feasibility with appropriate local government authorities.

Disclaimer Regarding Land Use, Zoning, and Feasibility.

Prospective purchasers are hereby advised that any development concepts, density estimates, architectural renderings, or potential rezoning discussions provided in this Offering Memorandum or otherwise communicated by the Seller or its Listing Broker are strictly hypothetical. Seller does not warrant that the Property satisfies the requirements for any specific project, nor that any municipal or governmental approvals for rezoning, subdivision, or site plans will be granted. The closing of any transaction is not conditioned upon, or tied to, any such approvals unless explicitly stated in a definitive purchase agreement. It is the sole obligation of the Buyer, at its own expense, to perform exhaustive due diligence, review applicable comprehensive plans, consult with land use attorneys, and satisfy itself as to the feasibility of any intended modifications to the current zoning or physical structure of the Property.

Find Your Place.

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