



FOR SALE / LEASE
56 PARK STREET
FRAMINGHAM, MA
ASKING -\$679,900 or \$1,900/m +
for the 2nd floor office or apartment



RARELY WILL YOU SEE SUCH A BEAUTIFULLY RENOVATED BRICK OFFICE BUILDING WITH LOADING & DRIVE-IN ACCESS!

All modern upgrades, with gleaming hardwood floors, exposed brick walls, custom front windows and exposed ceiling give you all the warmth of the "Turn of Century" buildings found in Boston Back Bay. Walk to the Commuter Train Station & all Downtown amenities !

Located in the Central Business District and within a 1-minute walk to the Commuter Train Station, 56 Park St., Framingham will appeal to many tenants for a multitude of uses, including a potential live-in/business combo. The 2nd floor has a full bath and kitchen equipped with a stove & dishwasher. A second means of egress could easily be added & would be required if the 2nd floor is used for residential purposes from the beautiful 2nd floor deck.

The lower level & first floors are approx. 1,684 s.f. EACH
AVAILABLE FOR LEASE: 1,300 s.f. on 2nd fl at \$1,900/month + 1/3 snow plowing - Available with 30 day notice
 3,368 s.f. 1st and lower level floors at \$3,200/month + 2/3 snow plowing , trash and util.
 4,668 s.f. - entire bldg. available for lease at \$4,500/month + utilities, snow and trash

The 1,684 s.f. lower level has drive-in access. The 1st floor has a loading dock.
 NNN = \$1,550/m. Tenant pays r.e. taxes, insurance, maintenance, water & sewer, trash and snow removal. Heat & Electric are paid directly to utility company.

Exclusive Listing Brokers

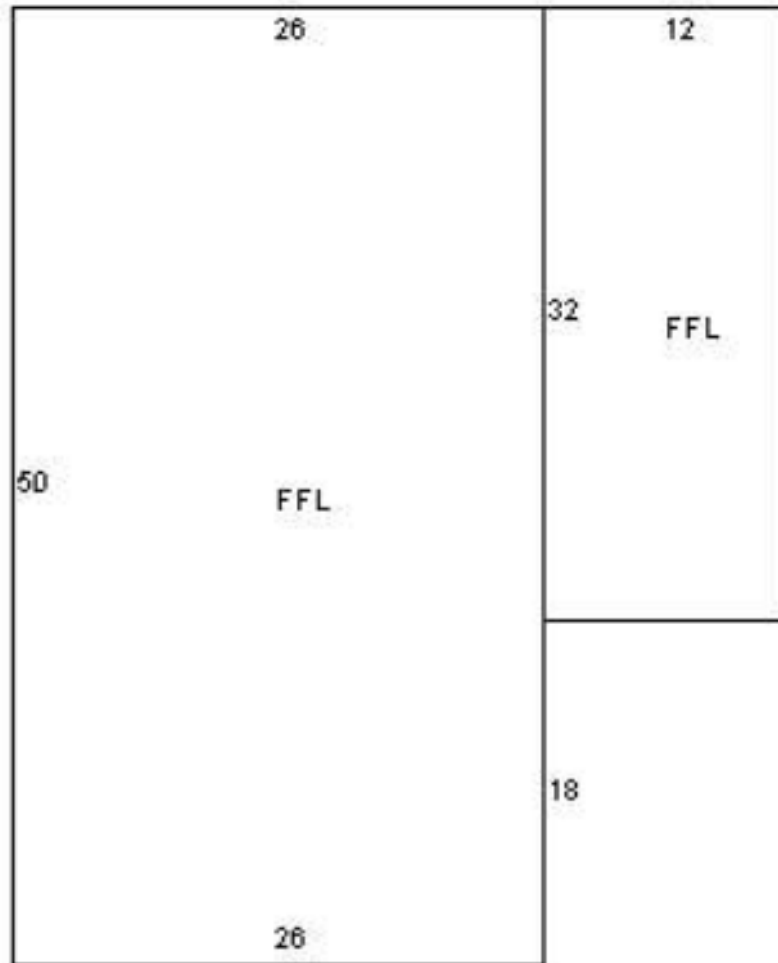
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56 Park Street Expenses Annual Expenses

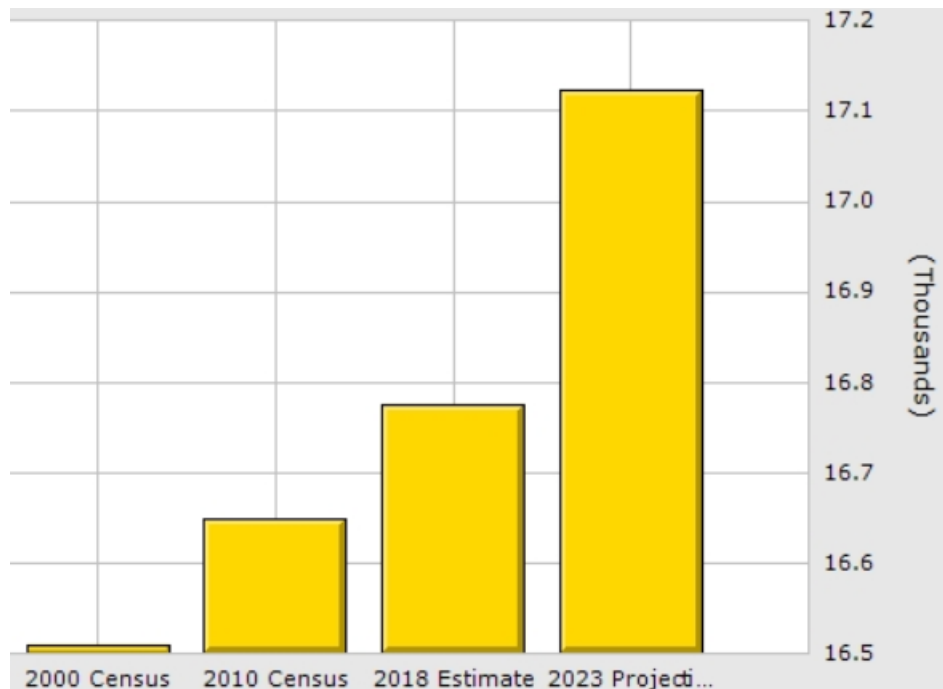
	<u>Annual</u>	<u>Monthly</u>	<u>Explanation</u>
Electric	6,028.61	502.38	
Heating	2,368.05	197.34	
Maintenance	1,827.81	152.32	
Water	115.00	9.60	Paid Quarterly
	<u>10,339.47</u>	<u>861.64</u>	
Taxes	11,522.00	960.17	
B&C Plowing			
1-5 inches	125.00	125.00	
6-8 inches	150.00	150.00	
12 inches	175.00	175.00	



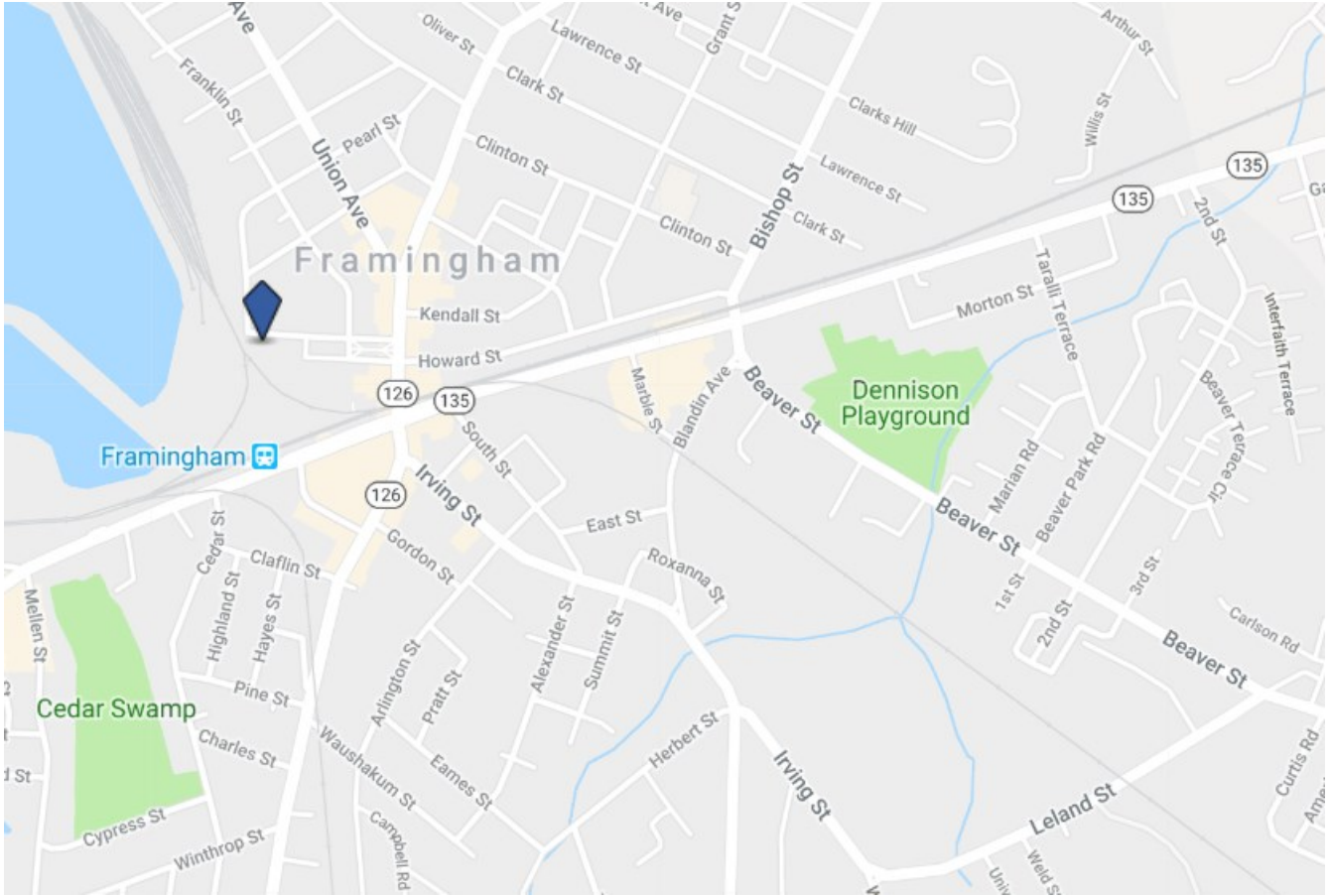
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Demographics / Traffic count

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	16,775	77,605	142,738
2023 Population:	17,123	79,913	147,321
Pop Growth 2018-2023:	2.07%	2.97%	3.21%
Average Age:	36.60	38.60	39.70
Households			
2018 Total Households:	6,192	30,691	55,545
HH Growth 2018-2023:	2.31%	3.15%	3.32%
Median Household Inc:	\$46,920	\$81,035	\$98,076
Avg Household Size:	2.50	2.40	2.50
2018 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$290,486	\$404,213	\$458,516
Median Year Built:	1952	1966	1964



Map



FEATURES:

Separate utilities per floor
HVAC units on 1st, 2nd floors
Parking for 8+ cars
6,758 s.f. lot
Loading dock first floor access
4,668 s.f. building + nice 2nd fl. deck
Forced hot water by gas heat
Drive-in lower level

EXPENSES:

Electric - \$5,369 – Will vary
R.E. Taxes - \$10,691.34—commercial
Rate. 1/3 residential use
would lower the taxes.
Heat - \$2,608.
Snow - \$2,175.
Trash – Will vary depending use
Water & Sewer - \$2,937

**DON'T MISS OUT ON THIS IS A ONE-OF-A-KIND OPPORTUNITY !
CALL TODAY – AVAILABLE 30 DAYS**

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