



## 2 Rhubena St

2 Rhubena St, Framingham, MA 01702



### Jennifer Moore

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## 2 Rhubena St

\$795,000

2 Rhubena St & 801 Waverly St., Unique opportunity in Framingham's M-zoned district. This property consists of a 3000 sq ft building and two combined lots totaling 9,821 sq. ft. — 801 Waverly St (4,143 sq. ft. of land) and 2 Rhubena St (5,678 sq. ft. of land). The site offers flexible potential for light industrial, warehouse, contractor bays, or storage. Located in the heart of MetroWest, the property benefits from excellent visibility and accessibility with close proximity to Route 9, the Mass Pike (I-90), Route 30, and the Framingham commuter rail station, providing strong connectivity to both Boston and Worcester. Buyers are encouraged to perform their own due diligence regarding use, zoning, and potential redevelopment opportunities. Seller reserves the right to accept, reject, or counter any offer. All offers must include proof of funds or financing. Currently occupied by tenant at will. Property sold strictly "as-is, where-is. Buyers responsible for all due-diligence regarding condition, zoning, and permitted uses. "Listing broker has ownership interest in the property held by an LLC."...



Price:	\$795,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.24 AC
Gross Building Area:	3,000 SF
Rentable Building Area:	3,000 SF
No. Stories:	2
Year Built:	1955
Zoning Description:	M
APN / Parcel ID:	FRAM-000133-000044-009426
Cross Streets:	801 Waverly St



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## Property Photos



Aerial



Interior Photo

## Property Photos



Interior Photo



Interior Photo



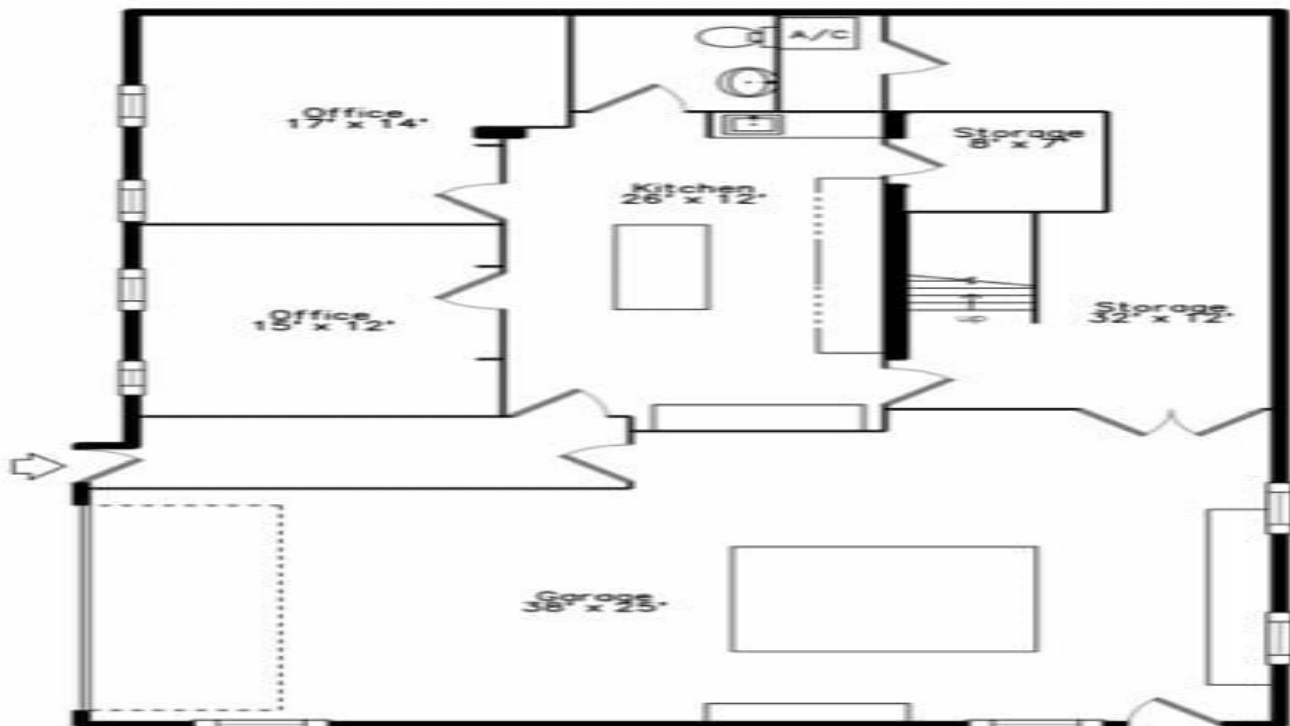
## Property Photos



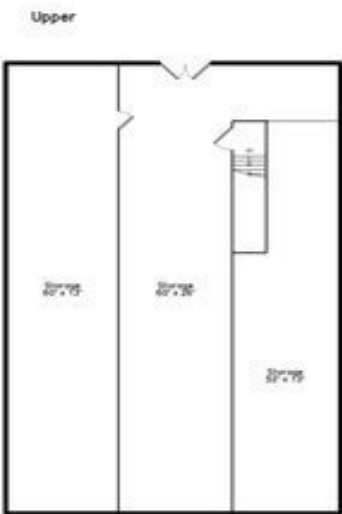
## Property Photos



Interior Photo



Property Photos



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Framingham, MA 01702

Floor Plan by iHome

Measurements may not be 100% accurate.  
Floor plans are provided for convenience only.  
Room sizes are not used to calculate area.

