



# FOR SALE

**Mixed Use Commercial Property**

**326 Union St, Franklin, MA**

**October 28, 2025**



## **Offering Package**

**Presented By:**

**RE/MAX Executive Realty – Commercial**

**Eileen Mason  
Commercial Sales Agent - 508-330-4234**

## Offering Package

### SUMMARY

RE/MAX Executive Realty Commercial has been retained to market 326 Union St, Franklin, MA. This 11,630 +/- SF, multi-building retail complex sits on the corner of Union St and Cottage St. High Visibility location and active tenants. The property is considered to be a retail plaza with multiple buildings for retail, office spaces and a contractor's storage garage.

### ASKING PRICE: \$1,800,000

CAP RATE: 6.7% at full capacity

**Property Location:** 326 Union St, Franklin, MA 02038, corner of Cottage St.  
**Lot Size:** 0.84 Acres – (36,590 sqft.)  
**Frontage:** 100' - 116' Corner Lot, frontage on two streets  
**Usage:** Retail/Office Use, Contractor Storage Garage  
**Parking:** Common Parking Lot for all tenants use ~30 spaces  
**Assessed:** \$1,392,600 – 2025  
**Zoning:** Commercial – Mixed Use  
**21E:** Unknown  
**Easements:** Parking Lot/Driveway entrance shared with Abutter  
**Trash:** Private  
**ADA Compliant:** Yes for Retail Stores  
**Flooring:** Varied, tile, wood, carpeting, laminate  
**Trash Service:** Dumpster – Paid by Tenants

### BUILDING SPECIFICS – 1. Red Building

- Total SF: 6,240 +/- SF – Red Building
- Year Built: ~1900, Renovated Since
- Roof: Unknown
- HVAC: (1) Gas fired, FHA, Unit Controlled
- HVAC: 2<sup>nd</sup> Floor Units (2) not in service. Disconnected from Gas.
- Elevator: None – old, decommissioned cargo elevator exists.
- Windows: Insulated Replacement Windows
- Fire Alarm System: YES
- Town Water/Sewer YES

### BUILDING SPECIFICS – 2. Contractors Garage

- Total SF: 940 +/- SF - Contractors Garage
- Year Built: ~1980, Renovated Since
- Roof: Unknown
- HVAC: (1) Gas fired, FHA, Unit Controlled
- A/C: None
- Windows: Insulated Replacement Windows
- Fire Alarm System: YES
- Town Water/Sewer NONE

### BUILDING SPECIFICS – 3. Strip Mall

## Offering Package

- Total SF: 3200+/- SF – Strip Mall
- Year Built: ~1970, Renovated Since
- Roof: Unknown, Architectural Shingles
- HVAC: (1) Gas fired, FHA, Unit Controlled, per unit
- Elevator: None
- Windows: Insulated Replacement Windows
- Fire Alarm System: YES
- Town Water/Sewer YES – 25% per tenant
- Units 3-4 were combined in 2025 for the Collectibles Business.

### **BUILDING SPECIFICS – 4. Salon Building**

- Total SF: ~1,250 +/- SF – Salon Building (~750SF) & Basement(~500SF)
- Year Built: ~1900, Renovated Since
- Roof: Unknown
- HVAC: Unit Controlled, Electric **\*Note**
- Elevator: None
- Windows: Insulated Replacement Windows
- Fire Alarm System: YES
- Town Water/Sewer YES

\*Note: There is a Forced Hot Air Furnace in the basement, but it is no longer in use. Oil tank outside had been removed years ago. Unsure of its condition.

The property is located in a high traffic area with both residential and commercial properties in the area. There are several thoughts that the owner has had for opportunities with the property.

### **Opportunity – 1**

**Building 1** - Convert the 2<sup>nd</sup> floor to multiple apartments for residential use.  
Install an elevator.

### **Opportunity – 2**

Convert 1<sup>st</sup> floor to a smaller C-Store, and put in another retail store on that level.

#### **Note:**

- A. This location is going to be at the end of the **SNETT Rail Trail** and therefore opportunities exist to have a good café/convenience store in the main building.
- B. There is a Children's Museum going in on Cottage St, walking distance to this location.
- C. The Collectibles business in the Strip Mall building will bring in people of all ages and works well with the Top 10 Toys Collectible store that's also in the Strip Mall.

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(Refer to Norfolk Registry of Deeds Bk 36806, Pg. 364 for legal references.)

### ASSESSED VALUE - TAXES

<b>326 Union St, Franklin</b>			
	<b>2025</b>	<b>2024</b>	<b>2023</b>
<b>Assessed Value</b>	<b>\$ 1,392,600</b>	<b>\$ 1,339,100</b>	<b>\$ 1,156,400</b>
Land	\$ 462,700	\$ 443,000	\$ 403,600
Building	\$ 929,900	\$ 896,100	\$ 752,800
Tax Rate	\$11.42	\$11.79	\$12.58
Annual Taxes	<b>\$15,903</b>	<b>\$15,788</b>	<b>\$14,548</b>

<b>326 Union St, Franklin</b>				
<b>SQUARE FOOTAGE</b>	<b>Office SF</b>	<b>Retail SF</b>	<b>Ind SF</b>	<b>Total</b>
<b>1. Red Building</b>				
Convenience Store		3120		
2nd Floor - Office Spaces	3120			
<b>2. GARAGE</b>				
Garage - Contractor Storage			940	
<b>3. STRIP MALL</b>				
Unit 1 - Georges Pizza		800		
Unit 2 - Top 10 Toys		800		
<b>Unit 3 - Collectibles</b>		800		
<b>Unit 4 - Collectibles</b>		800		
<b>4. RETAIL BUILDING</b>				
Hair Salon		750		
Basement Unit		500		
<b>TOTAL SF</b>	<b>3120</b>	<b>7570</b>	<b>940</b>	<b>11,630</b>

# Offering Package

326 Union St, Franklin		10/28/2025		2025			
INCOME - RENT ROLL		Monthly		Annual		SF	EXPIRES
<b>1. Red Building</b>							
Convenience Store	Old Gold	\$ 4,000	\$ 48,000	3,120	No Lease		
2nd Floor - Office Spaces	Vacant	\$ -	\$ -	3,120			
<b>2. GARAGE</b>							
Garage - Contractor Storage	Sean Larrabee - Line Painting Business	\$ 1,500	\$ 18,000	940	12/31/2027		
<b>3. STRIP MALL</b>							
Unit 1 - Georges Pizza	George	\$ 1,250	\$ 15,000	800	3/30/2026		
Unit 2 - Top 10 Toys	Tim Larrabee	\$ 1,400	\$ 16,800	800	4/30/2027		
Unit 3 - Collectibles	5/1/2025	\$ 1,500	\$ 18,000	800	4/30/2030		
Unit 4 - Collectibles	5/1/2025	\$ 1,500	\$ 18,000	800	4/30/2030		
<b>4. RETAIL BUILDING</b>							
Hair Salon	Diane Bertone	\$ 1,600	\$ 19,200	750	4/30/2026		
Basement Unit	Vacant	\$ -	\$ -	500			
<b>ANNUAL GROSS INCOME</b>		\$ 12,750	\$ 153,000	11,630			
<b>EXPENSES</b>				<b>2025</b>			
Taxes		\$ 1,325.25	\$ 15,903				
Insurance - Building/Property		\$ 1,124.08	\$ 13,489				
Heat - Gas - Landlord		\$ -	\$ -				
Town Water/Sewer		\$ -	\$ -				
Electric - Common Area		\$ -	\$ -				
Other/Miscellaneous		\$ -	\$ -				
Landscaping		\$ -	\$ -				
Snow Removal		\$ 250.00	\$ 3,000				
Alarm Services		\$ 33.33	\$ 400				
Repairs & Maintenance- Property		\$ -	\$ -				
Repairs & Maintenance - Furnace Services		\$ -	\$ -				
<b>Expenses</b>		<b>\$ 2,733</b>	<b>\$ 32,792</b>				
<b>ESTIMATED NET OPERATING INCOME</b>		\$ 10,017	\$ 120,208	NOI			
Estimated Mortgage		\$ 7,810	\$ 93,720				
<b>ESTIMATED CASH FLOW</b>		\$ 2,207	\$ 26,488				
OFFER		\$ 1,800,000					
DOWN PAYMENT	50%	\$ 900,000					
Mortgage - 20 yrs, 8.5%		\$ 900,000	\$ 7,810	per month			
	<b>Cap Rate</b>	6.7%					

## Offering Package

### **DISCLAIMER:**

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The Americans with Disabilities Act (ADA) became effective January 26, 1992. Broker has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Broker has no specific information relating to this issue nor is Broker qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Package or making an offer to purchase the Property unless and until a written agreement for purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Package and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Package or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you've obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Package or any of the contents in any fashion or manner detrimental to the interest Seller and (v) to return it to Broker.

**If you have no further interest in the Property, please return the Offering Package forthwith.**

### **For further information please contact:**

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