



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

RE/MAX Executive Realty
308 West Central Street, Franklin, MA 02038 ~ Tel. 508-330-4234 Fax. 508-528-9317

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: 2nd 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

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- 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 2nd floor to multiple apartments for residential use.
Install an elevator.

Opportunity – 2

Convert 1st 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.

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

ASSESSED VALUE - TAXES

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

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

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| | | | | | |
|------------------------------------------|----------------------------------------------|------------------|-------------------|---------------|----------------|
| 326 Union St, Franklin | | 10/28/2025 | 2025 | | |
| INCOME - RENT ROLL | | Monthly | Annual | SF | EXPIRES |
| 1. Red Building | | | | | |
| Convenience Store | Old Gold | \$ 4,000 | \$ 48,000 | 3,120 | No Lease |
| 2nd Floor - Office Spaces | Vacant | \$ - | \$ - | 3,120 | |
| 2. GARAGE | | | | | |
| Garage - Contractor Storage | Sean Larrabee - Line Painting Business | \$ 1,500 | \$ 18,000 | 940 | 12/31/2027 |
| 3. STRIP MALL | | | | | |
| 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 |
| 4. RETAIL BUILDING | | | | | |
| Hair Salon | Diane Bertone | \$ 1,600 | \$ 19,200 | 750 | 4/30/2026 |
| Basement Unit | Vacant | \$ - | \$ - | 500 | |
| ANNUAL GROSS INCOME | | \$ 12,750 | \$ 153,000 | 11,630 | |
| EXPENSES | | | 2025 | | |
| 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 | | \$ - | \$ - | | |
| Expenses | | \$ 2,733 | \$ 32,792 | | |
| ESTIMATED NET OPERATING INCOME | | \$ 10,017 | \$ 120,208 | NOI | |
| Estimated Mortgage | | \$ 7,810 | \$ 93,720 | | |
| ESTIMATED CASH FLOW | | \$ 2,207 | \$ 26,488 | | |
| OFFER | | \$ 1,800,000 | | | |
| DOWN PAYMENT 50% | | \$ 900,000 | | | |
| Mortgage - 20 yrs, 8.5% | | \$ 900,000 | \$ 7,810 | per month | |
| Cap Rate | | 6.7% | | | |

Offering Package

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

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

For further information please contact:

Eileen Mason, Commercial Agent

RE/MAX Executive Realty

Cell: 508-330-4234

Fax: 508-528-9317

EileenMason@remax.net