

386 W Main Street
Northborough, Ma

For Sale

Multi Tenanted Office Building



<u>Building:</u>	24,352 SF	<u>RSF:</u>	20,732	<u>Built:</u>	1987	<u>Floors:</u>	Two
<u>Lot:</u>	3.76 Acres	<u>Use:</u>	Office	<u>Zoning:</u>	BW	<u>Occupancy:</u>	100%
<u>Water:</u>	Municipal	<u>Sewer:</u>	Septic	<u>Parking:</u>	151	<u>Windows:</u>	Operable



<u>Demographics</u>	2Miles	5Miles
Population	19,134	85,451
Households	6,772	32,163
Median Age:	41.1	41.7
Average HH Income:	\$164,841	\$151,432
Daytime Employees:	6,696	45,221
Businesses	828	4,526

Tenants:	15
Units:	19
Range:	505 SF to 1,702 SF (units can be combined)
Annual Rental Increase:	CPI
GPI 2026:	\$380,925
2025 GOE:	\$131,514
2026 Potential Net Income:	\$234,000

Asking Price: \$3,100,000

For Additional Information

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