

LOCATED AT THE DOVER RUG & HOME/DOVER SQUASH BUILDING RT. 9



Connected to the 30,000 s.f. Dover Rug building & shared entry with Dover Squash, this 2nd floor studio has been used as for yoga & fitness classes for several years. Total s.f. (usable s.f.) is approx. 2,000 s.f. – the enclosed studio space is approx. 600 s.f. and can be expanded by removing the de-mising wall. The entire 2nd floor is approx. 1,400 s.f. (exclusive use.) The additional s.f. includes shared use of the facility's bathrooms and showers. Locker room facilities are shared with Dover Squash. The existing owner spent \$40,000 for new HVAC, humidifying system, custom furniture, electric, fresh air exchange and mirrors. Rt. 9 signage & tons of parking !

Great for other uses such as dance, ballet, yoga, personal training, medical sports therapy, office, design center, school, gym etc.

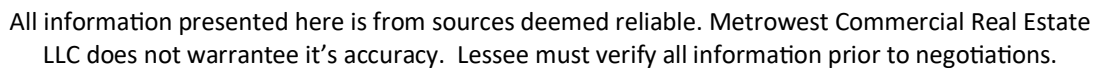
1ST FLOOR – OPEN TRAINING AREA – ASKING \$1,500/M INCLUDES ALL
2nd FLOOR STUDIO - Asking- \$2,995/m + \$290/m for utilities and all base year expenses

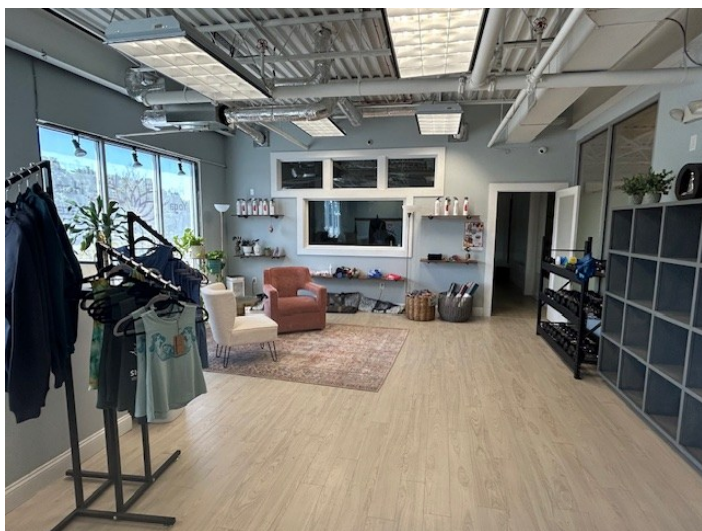
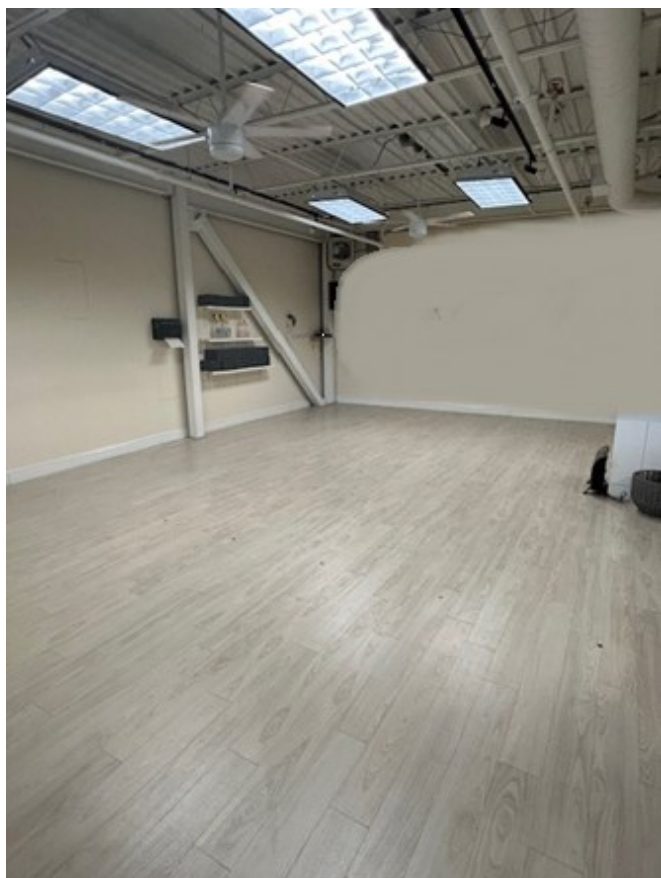
Exclusive Listing Broker

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Info contained herein is from sources deemed reliable but not guaranteed to accuracy. Info date 6-15-2026



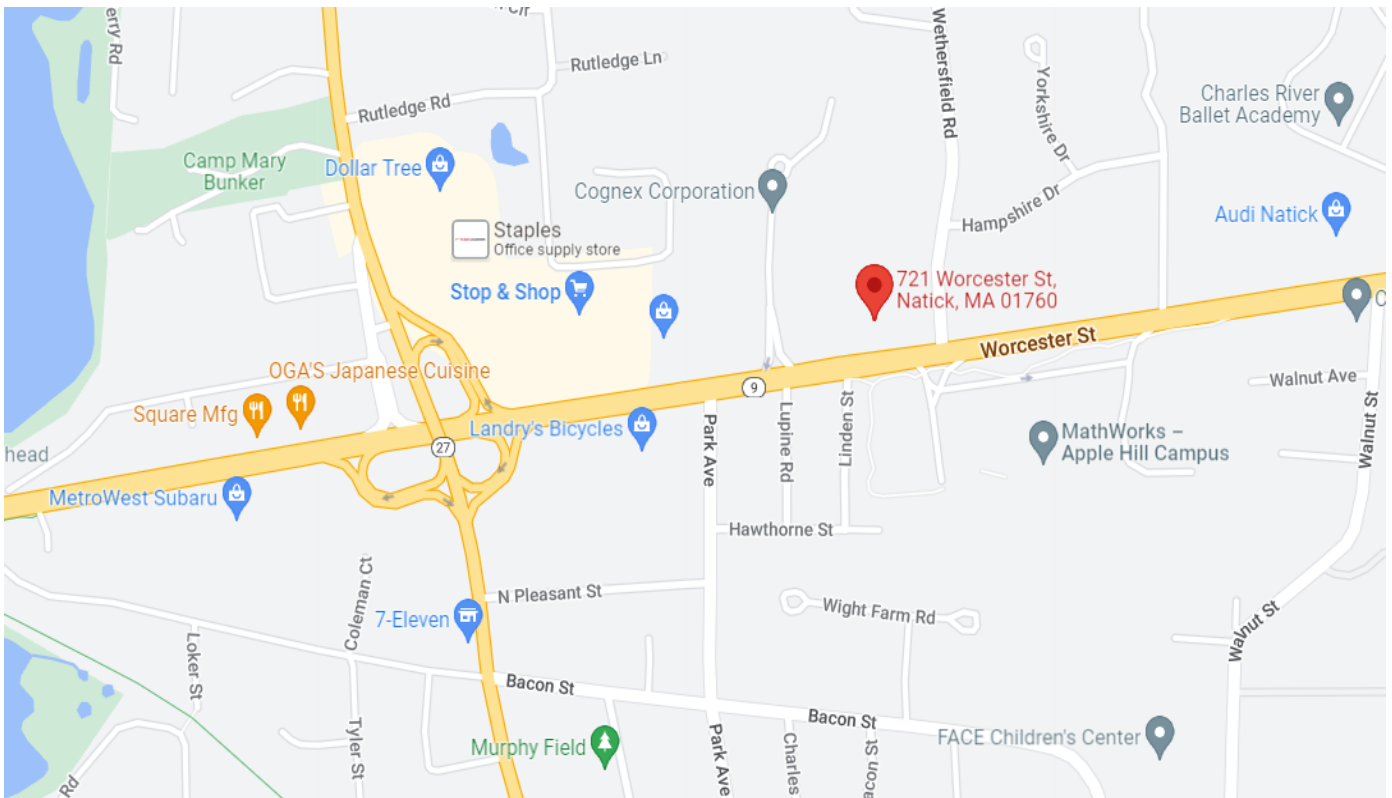




1ST FLOOR OPEN AREA
PARTITIONS CAN BE PUT UP



2ND FLOOR STUDIO
WALL WITH WINDOW CAN BE REMOVED



All information presented here is from sources deemed reliable. Metrowest Commercial Real Estate LLC does not warrant its accuracy. Lessees must verify all information prior to negotiations.

III-C HIGHWAY MIXED USE - (HM-II) DISTRICT USE REGULATIONS

1. PERMITTED AND ALLOWED USES:

- a) Small Parcels- On lots located within an HM-II District, containing two hundred thousand (200,000) square feet of land or less, all uses permitted as of right and all uses allowable on such lots on the issuance of a Special Permit by the Special Permit Granting Authority which were permitted or allowable in the zoning district within which said lots were located immediately prior to rezoning to an HM-II District shall respectively continue to be permitted or allowable uses.
- b) Large Parcels- On lots located within an HM-II District, containing over two hundred thousand (200,000) square feet of land or less, the following uses as set forth in Section III-A.2 (USE REGULATIONS SCHEDULE) shall be permitted as a matter of right: Use Nos. 1, 3, 5, 9 and 46C.

(Art. 9, S.T.M. #1 January 21, 1992)

2. OVERALL SITE PLAN

In the event the owner or owners of a lot, or several adjacent lots in an HM-II Zoning District, elect to develop their land under an Over-all Site Plan, then the uses set forth hereafter under

§ III-C.3 may be permitted upon the grant of a Special Permit and Site Plan Review by the Planning Board in accordance with § VI-DD of these Bylaw.

Where owners of adjacent lots wish to combine said lots for the purpose of seeking a Special Permit and Site Plan Review under this Section, they must submit a recordable agreement to the Planning Board with applications for Special Permit and Site Plan Review. Such agreement must be in a form that is satisfactory to the Planning Board and shall authorize the joint proposed development, and be binding upon their successors in interest. Such agreement shall be recorded with the Decisions for said Special Permit and Site Plan Review prior to the issuance of any building permit. (Art. 23, 2024 Spring ATM, 05/09/2024)

3. ALLOWED USES UNDER AN OVERALL SITE PLAN

The following uses may be allowed in an HM-II District under an Overall Site Plan as described in Section III-C.2: (Art. 9, S.T.M. #1 January 21, 1992)

- a. Business or professional office or agency; bank or other financial institution, administrative office; clerical office; statistical office; establishment for research and-or development; craft, consumer, professional or other service establishment dealing directly with the general public; business training center;
- b. Retail Stores;
- c. Hotel or Motel;
- d. Indoor amusement or recreation place provided that the building or portion of the building dedicated to such use is so insulated and maintained as to confine noise to the premises and is located at least two hundred (200') feet from the nearest residentially zoned district, and at least three hundred-fifty (350') feet from any existing residential structure.
- e. Wholesale or retail office or showroom with inside storage of goods for sale on the premises only;
- f. Printing or publishing establishment;
- g. Off street parking which may be surface or indoor; (Art. 24, ATM 4/11/1995)
- h. Restaurant, tearoom, lunchroom or other eating establishment serving food and beverages, to be chiefly consumed on the premises, provided that any portion of a structure dedicated to such use is located at least two hundred (200') feet from the nearest residentially zoned district;
- i. The serving of food and-or beverages, with or without accompanying entertainment, on the premises of a hotel, including, without limitation, all restaurant, cocktail lounges, room service facilities, meeting and function rooms on said premises, provided that any portion of a structure dedicated to such uses is located at least three hundred fifty (350') from the nearest existing residential structure.
- j. Licensed Nursery Schools and/or Daycare Centers (Art. 16, 1987 ATM, 10/6/1987)
- k. Health Care or Retirement Facility (Art. 1, S.T.M. #5, 11/16/1993)
- l. Wireless Communications Facility, including only a BMWCF, an AWCF, and co-locating a WCF on an existing free standing monopole or lattice tower. (Art. 30, Fall ATM, 10/8/1998)
- m. Creative Production, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises to the extent feasible. (Art. 30, Fall TM 10/15/2019)