

**20 NORTH MAIN STREET  
SHERBORN, MA**

**FOR SALE**



**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

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For the first time in its existence, RW Holmes is pleased to introduce 20 North Main Street to the market for sale. This idyllic property is located directly off of Route 27 in the heart of downtown Sherborn.

The 14,400 SF office complex was custom built in 1984 by renowned Post and Beam craftsman, Timberpeg ([www.timberpeg.com](http://www.timberpeg.com)). The building is currently utilized as a multi-tenant office building but because of its unique open layout, could easily be converted to accommodate a single occupant. Existing leases have been intentionally converted to TAW to allow a potential user the flexibility to utilize the entire building or take what they need and lease out the remaining space.

**PROPERTY OVERVIEW**

<b>BUILDING SIZE:</b>	14,400 Square Feet
<b>LAND AREA:</b>	2.197 Acres
<b>YEAR BUILT:</b>	1984
<b>CONSTRUCTION:</b>	Wood Frame Post & Beam
<b>PARKING:</b>	45-50 Unlined Spaces
<b>ZONING:</b>	Business
<b>WATER &amp; SEWER:</b>	Private Septic and Well
<b>HVAC:</b>	Wall mounted PTAC units

*Recent Improvements:*  
Windows and roof have been replaced in the last 10 years.

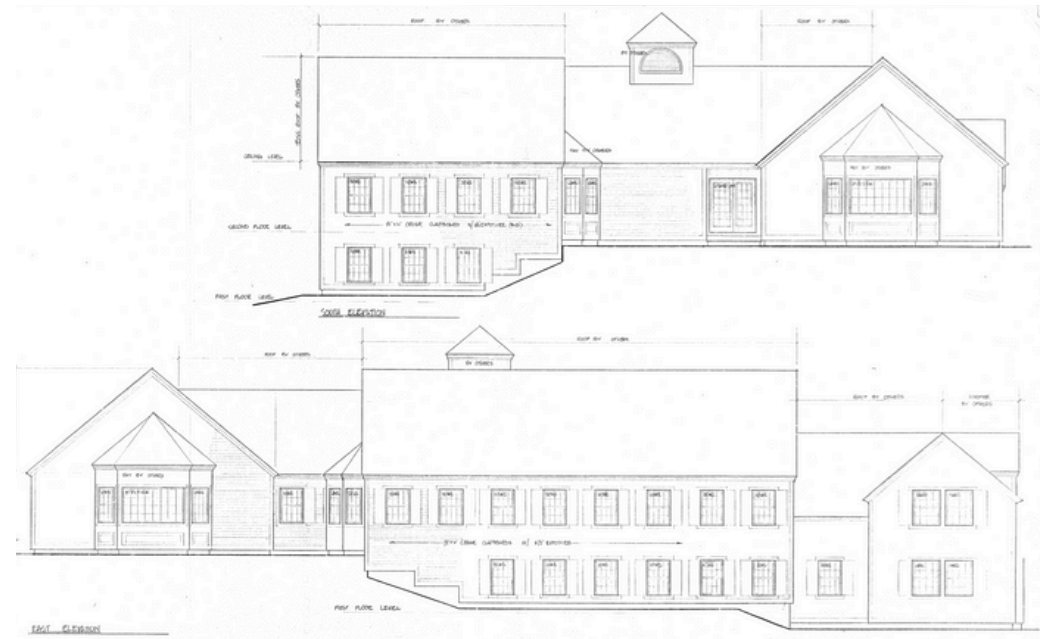
<b>CURRENT INCOME:</b>	\$14,292 monthly \$171,504 annually
<b>LEASE TERMS:</b>	All Tenants are TAW (Tenants at will)
<b>TAXES:</b>	\$28,151 FY 2023
<b>ASKING PRICE:</b>	\$5,100,000





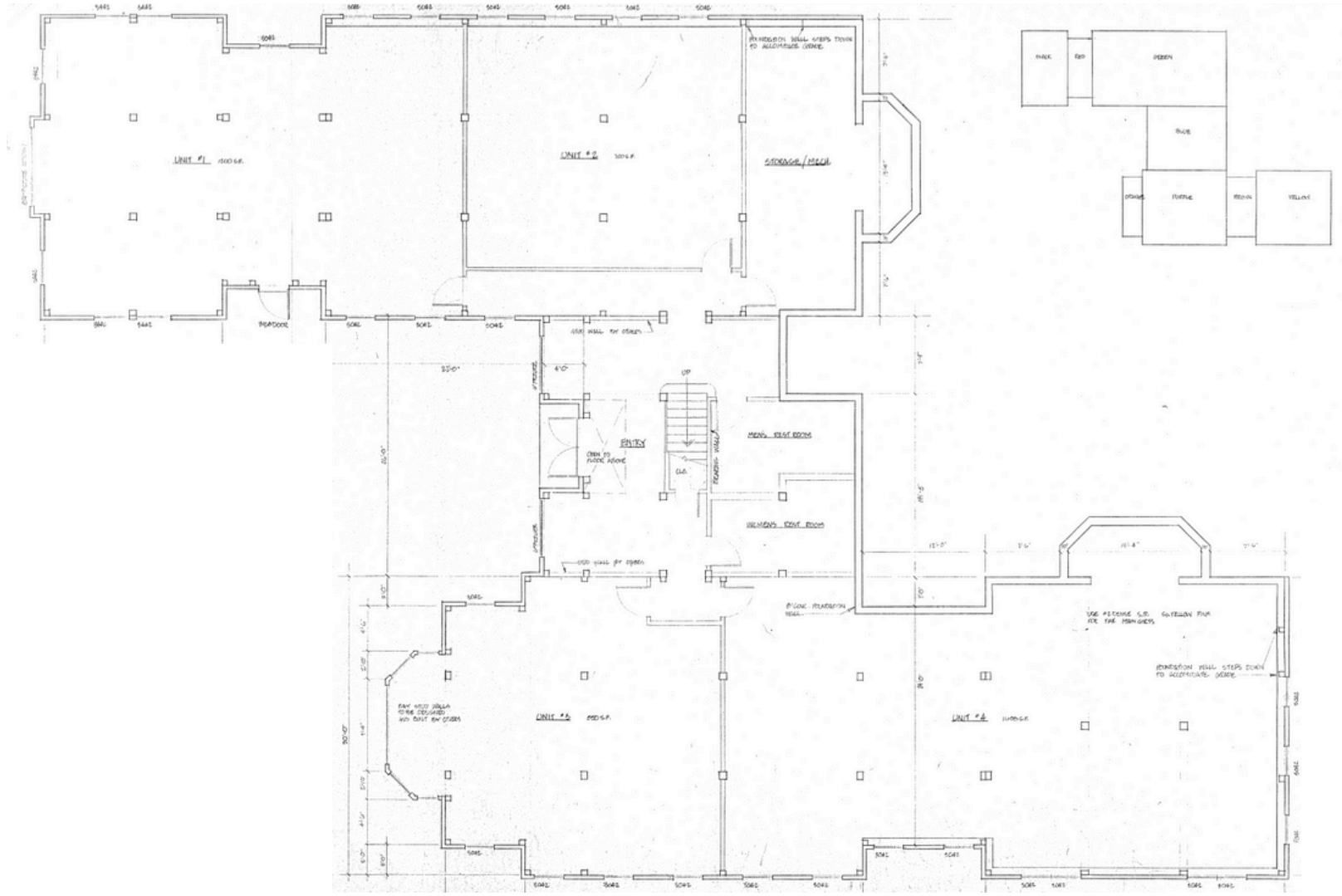


# FLOOR PLANS



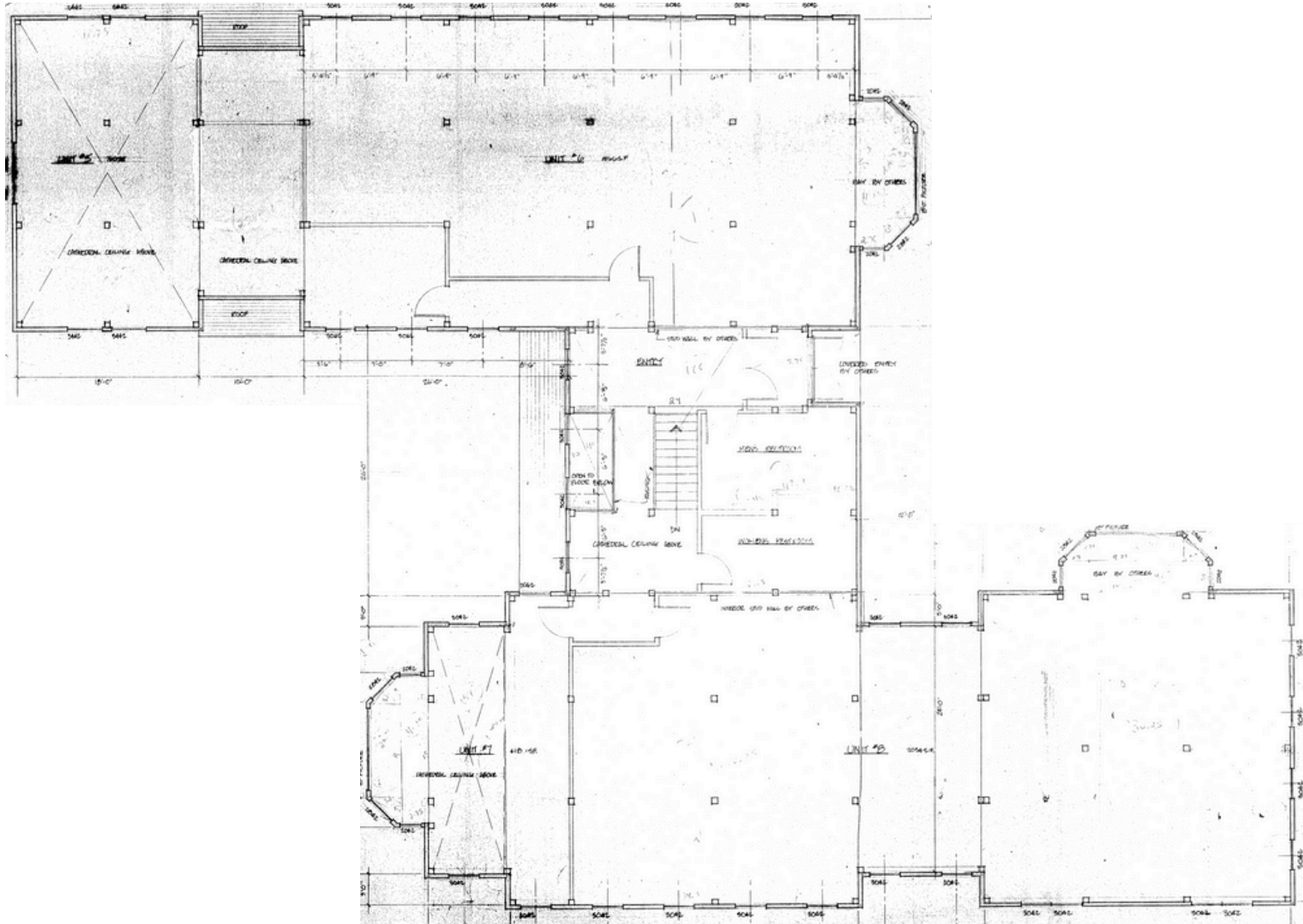
# FLOOR PLANS

## FIRST FLOOR

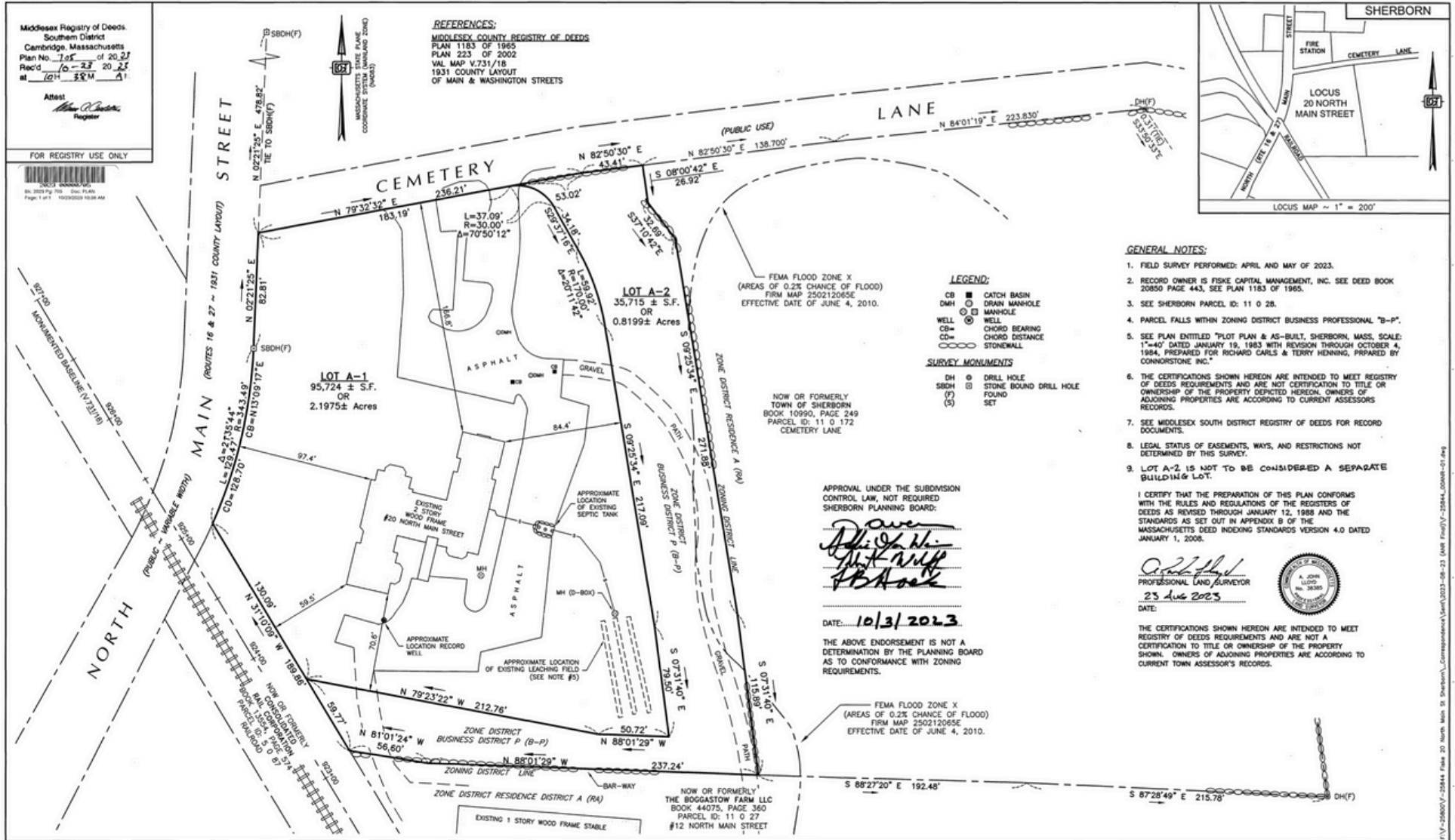


# FLOOR PLANS

## SECOND FLOOR



# SITE PLANS





## LOCATION & ACCESS



4.7 MILES TO



6 MILES TO



11 MILES TO



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