

14 Main Street • Southborough, MA

GREATER BOSTON
COMMERCIAL PROPERTIES INC.

www.greaterbostoncp.com

INVESTMENT PROPERTY



- National Tenant w/Excellent Credit:



- 40 Years in Business
- 55+ Locations Nationwide
- Leading provider of Infusion Therapy and Specialty Pharmaceutical Therapies
- 5-year NNN lease beginning 10/1/2025, One 5-year Option
- 3% Annual Escalations



Price: \$950,000
Year 1 Income: \$65,675 • Cap Rate: 6.9%

FOR SALE

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Located in the heart of Southborough on Route 30 seconds away from the Southborough Police Department and Town Hall service buildings. Very close to Route 9 and Route 85 with easy access to Route 495. Features interior and exterior renovations that both preserved and enhanced historic detailing while providing for modern updates as well. Currently has 5 separate offices and 5 exam rooms, a kitchen, a large reception area, and a conference room. To top it off, a freshly paved and lined parking lot!

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44 Bearfoot Road, Suite 375, Northborough, MA 01532

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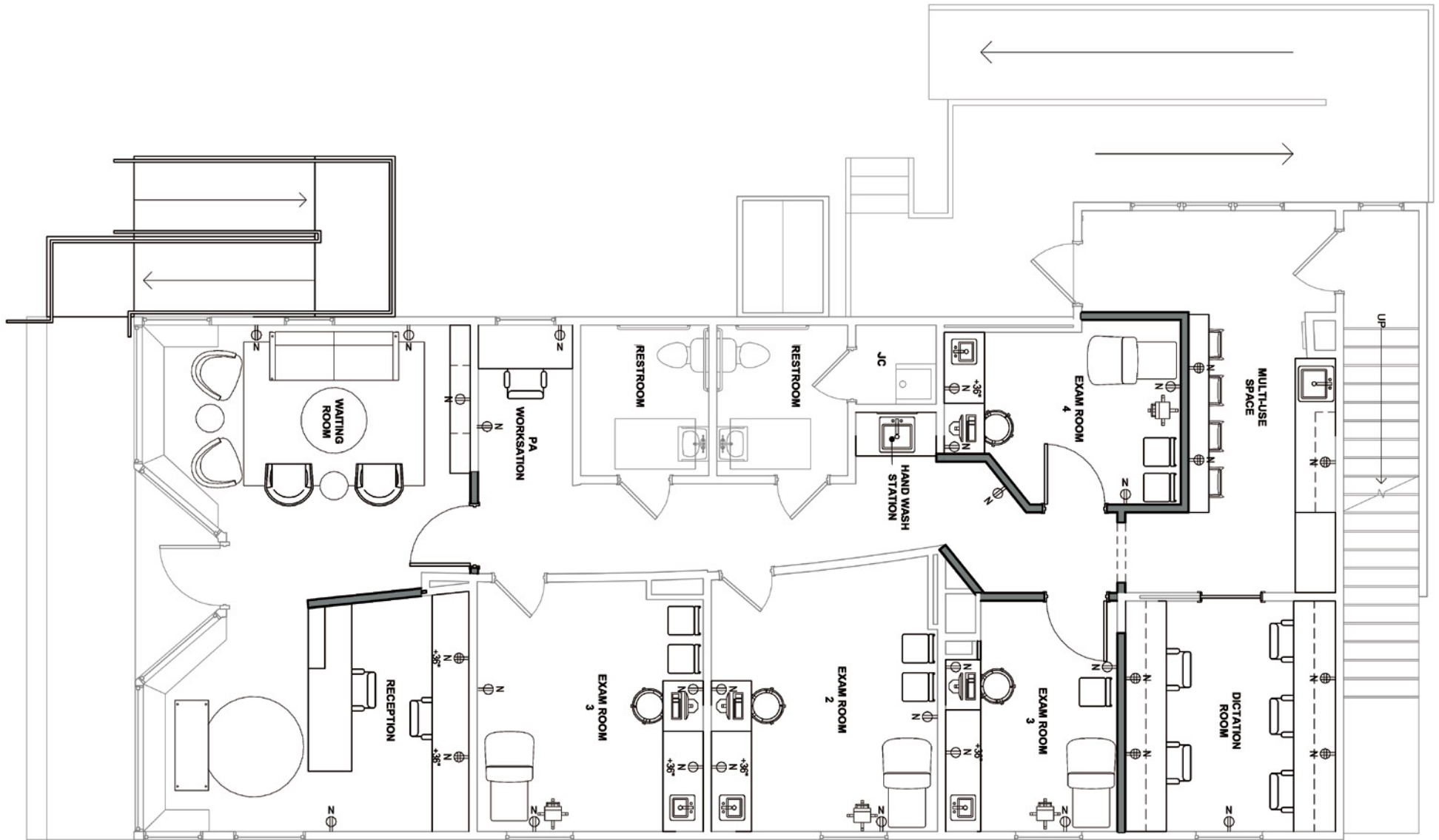
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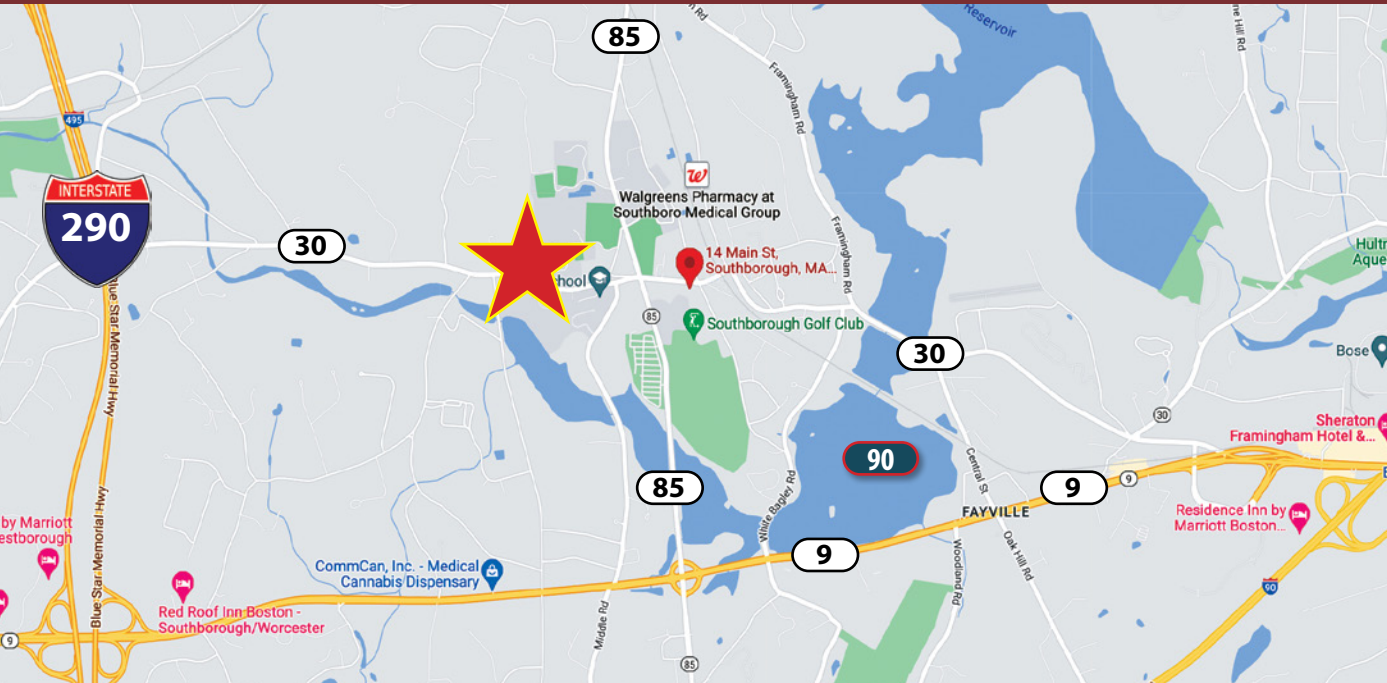
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Contact Exclusive Agent:

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Vice President

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508-948-3474

Legal Disclaimer: Every effort has been made to furnish the most accurate information available on this property. However, all statements and conditions contained herein are subject to errors, omissions, prior sale or removal from the market without notice.

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