



MLS # 73344395 - New  
Commercial/Industrial - Commercial

325 Southbridge St  
Auburn, MA 01501-2506  
Worcester County  
Directions: Rt 12 to drury sq.

List Price: **\$1,399,900**

**Prime Commercial Property in the Heart of Auburn Center** Don't miss this rare investment opportunity—a fully leased 6-unit commercial property in a high-visibility Auburn Center location! This well-maintained 2-3 building complex features a diverse mix of long-term tenants, including a residential apartment, healthcare facility, floral shop, medical spa, and hair salon, ensuring steady income. Recent updates include new siding and full renovations to units, enhancing both curb appeal and functionality. The property offers ample shared parking, making it convenient for tenants and customers alike. With its prime location and strong tenant base, this is an excellent addition to any investment portfolio. Seize this chance to own a thriving commercial property in a sought-after area—schedule your showing today!

### Building & Property Information

|                | # Units  | Square Ft:   | Assessed Value(s)       | Space Available For: <b>For Sale</b>  |
|----------------|----------|--------------|-------------------------|---------------------------------------|
| Residential:   | <b>1</b> | <b>1,536</b> | Land: <b>\$326,400</b>  | Lease Type:                           |
| Office:        | <b>1</b> | <b>1,152</b> | Bldg: <b>\$359,600</b>  | Lease Price Includes:                 |
| Retail:        | <b>4</b> | <b>4,936</b> | Total: <b>\$686,000</b> | Lease: <b>Yes</b> Exchange: <b>No</b> |
| Warehouse:     | <b>0</b> | <b>0</b>     | # Buildings: <b>3</b>   | Sublet: <b>No</b>                     |
| Manufacturing: | <b>0</b> | <b>0</b>     | # Stories: <b>2</b>     | 21E on File: <b>No</b>                |
| Total:         |          |              | # Units:                |                                       |

|                  |                  |                    |
|------------------|------------------|--------------------|
| Drive in Doors:  | Expandable:      | Gross Annual Inc:  |
| Loading Docks:   | Dividable:       | Gross Annual Exp:  |
| Ceiling Height:  | Elevator:        | Net Operating Inc: |
| # Restrooms:     | Sprinklers:      | Special Financing: |
| Hndcp Accessibl: | Railroad siding: | Assc: Assoc Fee:   |

|                                 |                                      |                |
|---------------------------------|--------------------------------------|----------------|
| Lot Size: <b>25,725 Sq. Ft.</b> | Frontage:                            | Traffic Count: |
| Acres: <b>0.59</b>              | Depth:                               | Lien & Encumb: |
| Survey:                         | Subdivide:                           | Undrgrnd Tank: |
| Plat Plan:                      | Parking Spaces: <b>20</b>            | Easements:     |
| Lender Owned: <b>No</b>         | Short Sale w/Lndr.App.Reg: <b>No</b> |                |

### Features

Parking Features: **11-20 Spaces**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1976**  
Year Established Source: **Public Record**

### Tax Information

Pin #: **M:0033 L:0075**  
Assessed: **\$686,000**  
Tax: **\$11,044.6** Tax Year: **2025**  
Book: **68385** Page: **377**  
Cert: **000000000114569**  
Zoning Code: **LB**  
Zoning Desc: **Legal Conforming**  
Map: Block: Lot:

### Office/Agent Information

Listing Office: **Lamacchia Realty, Inc.** 📞 (508) 832-5324  
Listing Agent: **Mulryan and Maher Group** (508) 713-2212  
Team Member(s):  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker: 📅 **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings, Appointment Required**  
Showing: Facilitator:  
Special Showing Instructions: **Showtime or call John directly 508-713-2212 jmulryan@lamacchiarealty.com**

### Market Information

Listing Date: **3/12/2025**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$1,399,900**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **0** day(s)  
Office Market Time: Office has listed this property for **0** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

**\*\*\*This is a generic calculator. Rates and products shown below are only examples based on market averages and are intended only as an approximate estimate of payments.\*\*\***

**i** Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

| <b>Mortgage Payment Calculator</b> |                      |                      |                               |
|------------------------------------|----------------------|----------------------|-------------------------------|
| <b>KEY INFO</b>                    | <b>30 Year Fixed</b> | <b>15 Year Fixed</b> | <b>VA</b>                     |
| Down Payment:                      | \$279,980            | \$279,980            | \$0 <sup>^**</sup>            |
| Mortgage Paymt:                    | \$7,545              | \$9,756              | \$8,689                       |
| Rate:                              | 7.125%               | 6.500%               | 6.125%                        |
| APR:                               | 7.205%               | 6.580%               | 6.205%                        |
| Taxes: (Est.)                      | \$1,750              | \$1,750              | \$1,750                       |
| Ins./HOA Dues:                     | \$467                | \$467                | \$467                         |
| PMI:                               | \$0                  | \$0                  | \$0                           |
| <b>Mo. Payment:</b>                | <b>\$9,762</b>       | <b>\$11,973</b>      | <b>\$10,906<sup>^**</sup></b> |

**Personalize Your Mortgage**

Click on the calculate button below to enter your offer price and down payment:

**CALCULATE**

Asking Price of **\$1,399,900** with a Down Payment of **20.0%** and a Loan Amount of **\$1,119,920**. <sup>^\*\*</sup>VA loans allow for a 0.0% Down Payment. Jumbo loans may require 20% down. Click **Key Info** for required disclosure. Est. = Estimated, Ins. = Home Owners Insurance  
 Click here for relationship disclosure.

**Market History for 325 Southbridge St, Auburn, MA 01501-2506**

| MLS #   | Date      |                               | DOM      | DTO | Price       |
|---|-----------|-------------------------------|----------|-----|-------------|
| 73344395  | 3/12/2025 | Listed for <b>\$1,399,900</b> |          |     | \$1,399,900 |
| <b>Market History for Lamacchia Realty, Inc. (AN8507)</b> |           |                               | <b>0</b> |     |             |
| <b>Market History for this property</b>                   |           |                               | <b>0</b> |     |             |

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