

665 COCHITUATE ROAD

FRAMINGHAM, MA





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OVERVIEW

The KeyPoint Partners Investment Sales team has been exclusively engaged to sell the fee simple interest in 665 Cochituate Road in Framingham, MA. This attractive two-story, 10,240 SF building enjoys a "trophy" location in close proximity to TJ Maxx Corporate office, the Natick Mall, Shoppers World, and exit 117 from the Massachusetts Turnpike. The property enjoys strong demographics with 149,000 residents with AHI of \$209,000 within 5 miles. Temescal Wellness, a respected cannabis dispensary, has occupied the first floor since 2017. The second floor, which is currently vacant, presents a stellar opportunity for value creation.

The property is being offered at \$3,155,000, which represents a 9% capitalization rate based solely upon "in place" income.



INVESTMENT HIGHLIGHTS

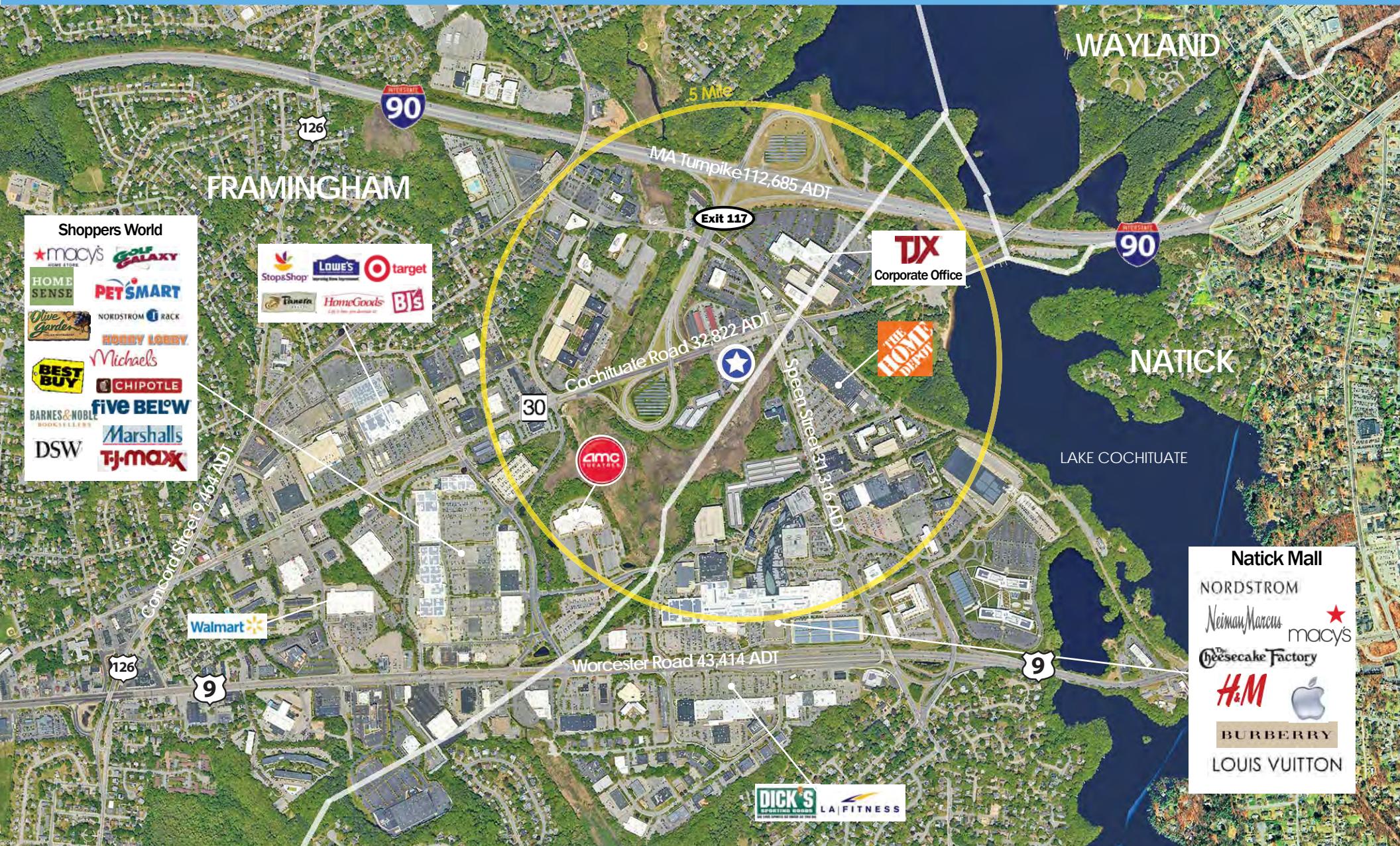
- Attractive two-story building containing 10,240 SF
- Trophy location in close proximity to TJ Maxx corporate office, Natick Mall, Shoppers World, & Massachusetts Turnpike exit 117
- Temescal Wellness cannabis dispensary has leased 1st floor since 2017
- Strong demographics; 149,000 residents with AHI of \$209,000 within 5 miles
- A user-buyer can potentially occupy the second floor
- Ideal opportunity for investors seeking stable cash flow plus value creation potential
- Offered at \$3,155,000, which represents a 9% capitalization rate based solely upon "in place" income



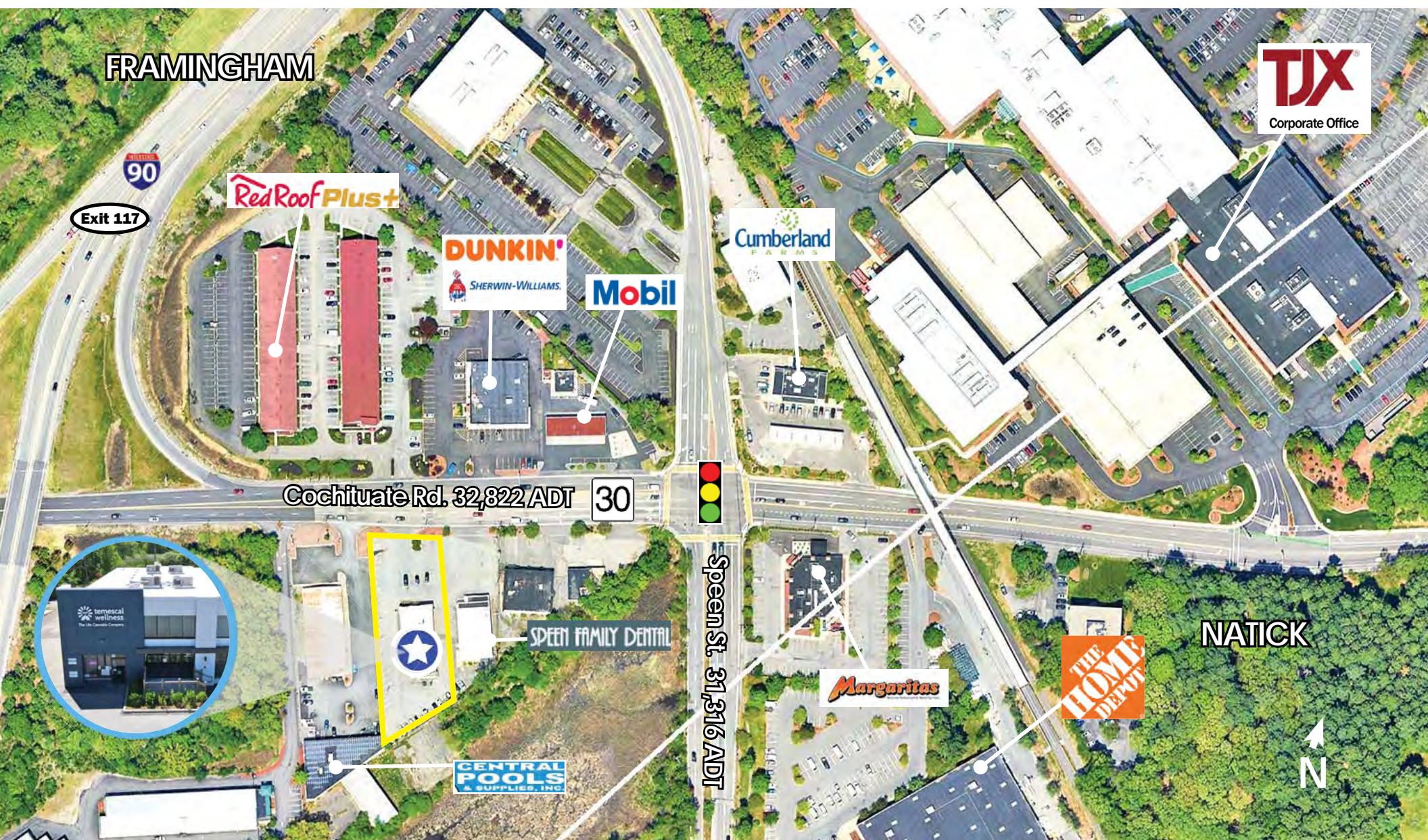
PROPERTY DETAILS

- **LOCATION:** 665 Cochituate Road, Framingham, MA
- **BUILDING SIZE:** Two-story building with approximately 10,240 RSF
- **LOT SIZE:** 0.689 acres
- **UTILITIES:** Water and sewer are public
- **YEAR BUILT:** circa 1966
- **OCCUPANCY:** 48.24%
- **PARKING:** Approximately 60 off-street parking spaces provided.
- **ZONING:** The subject property is located within the "M-1" zone.

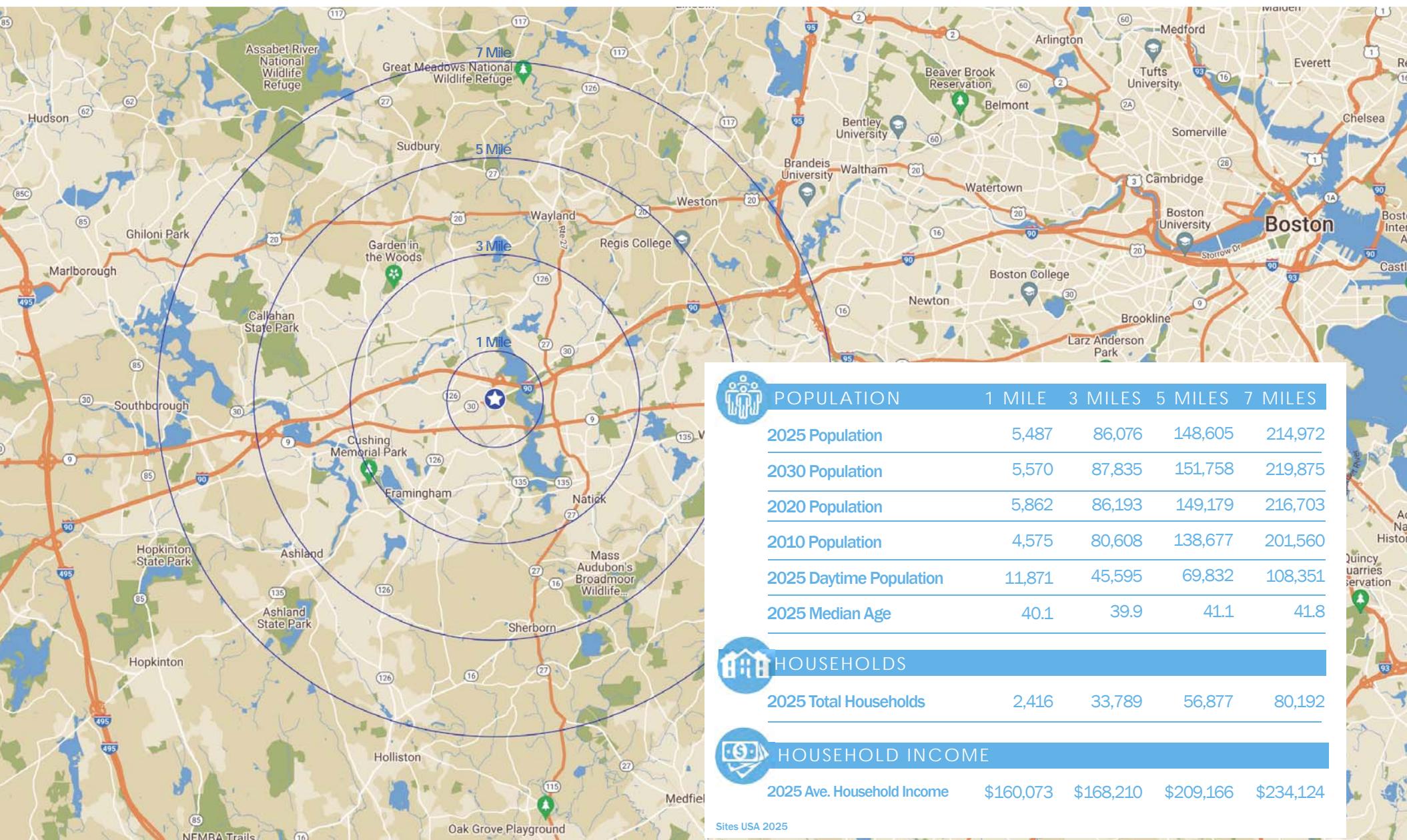
LOCATION AERIAL



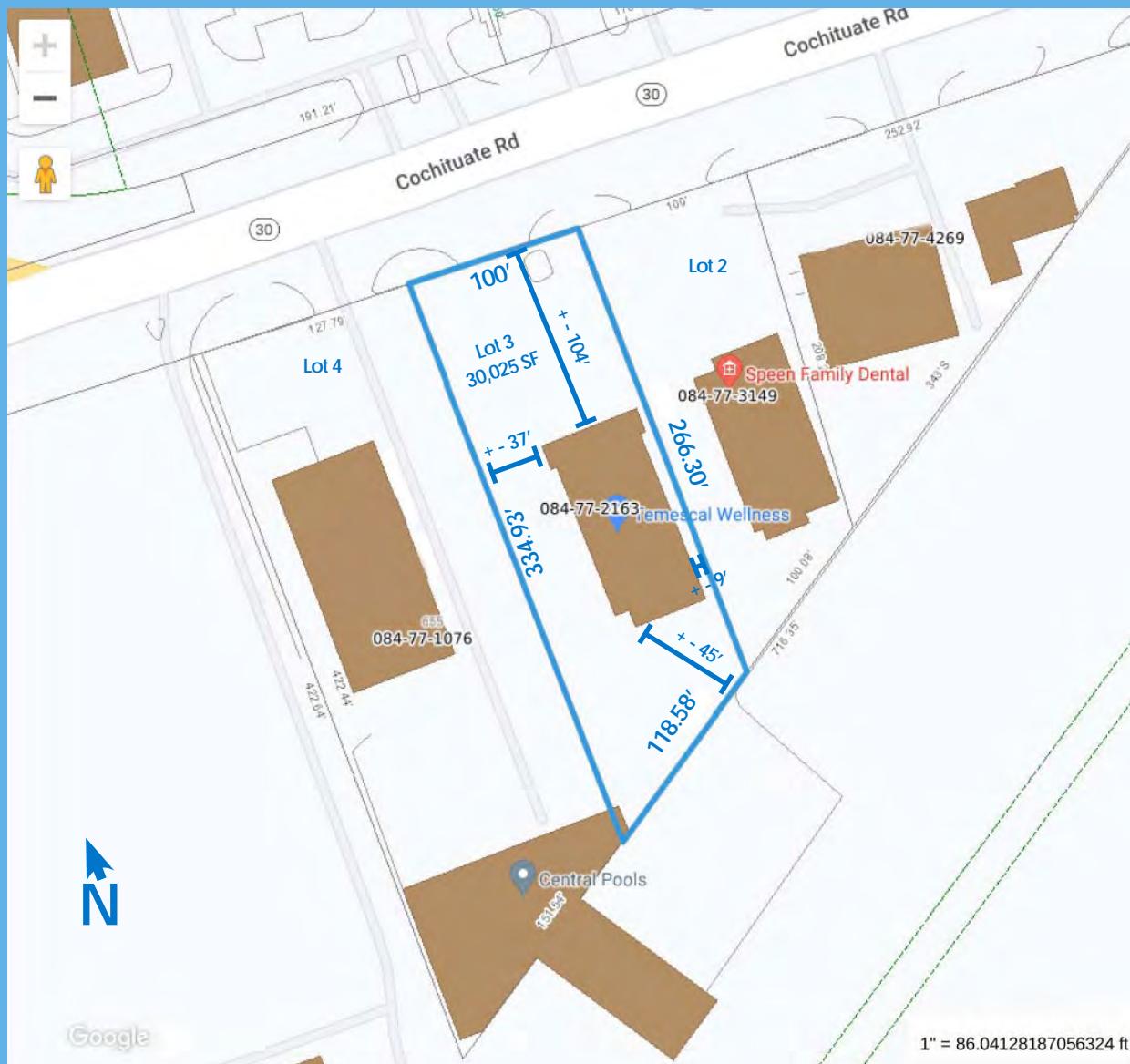
LOCATION AERIAL



DEMOGRAPHICS



TAX MAP



Dimensions are approximate.

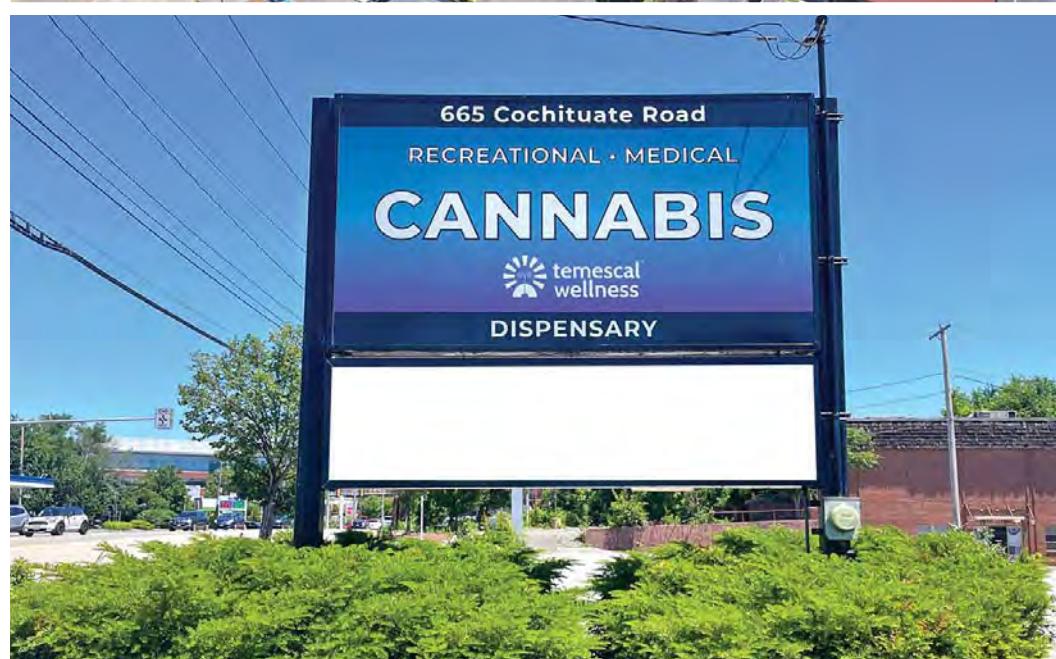
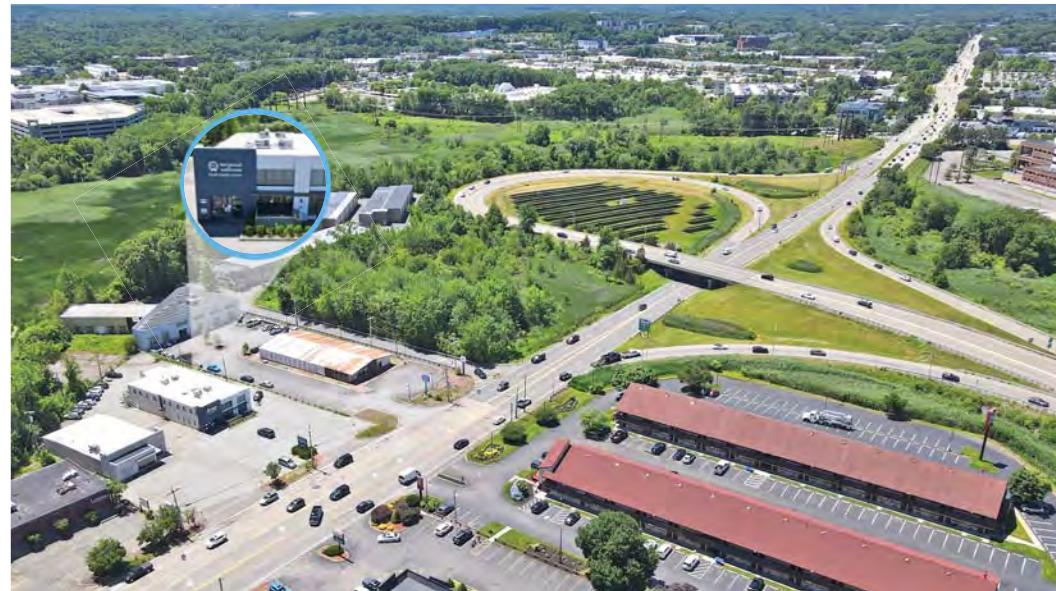


ABOUT TEMESCAL WELLNESS

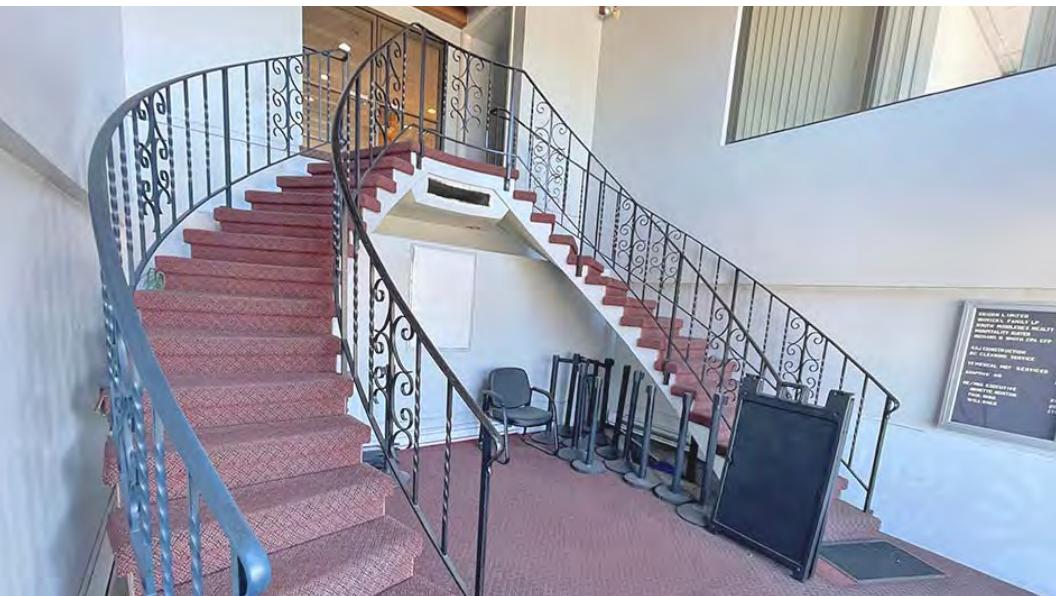
TEMESCAL WELLNESS

Temescal Wellness serves Massachusetts marijuana enthusiasts with a variety of high-quality cannabis products. The company operates three Massachusetts dispensaries located in Framingham, Hudson & Pittsfield. Each serves both recreational guests and medical card holders. Its mission is to produce high quality cannabis, provide the most relevant knowledge, and deliver customized service to meet each person's individual needs. Temescal strives to be the most trusted and consistent cannabis provider in Massachusetts. The Framingham location has been open since 2017.

PROPERTY PHOTOS



PROPERTY PHOTOS



2nd Floor



FINANCIAL INFORMATION



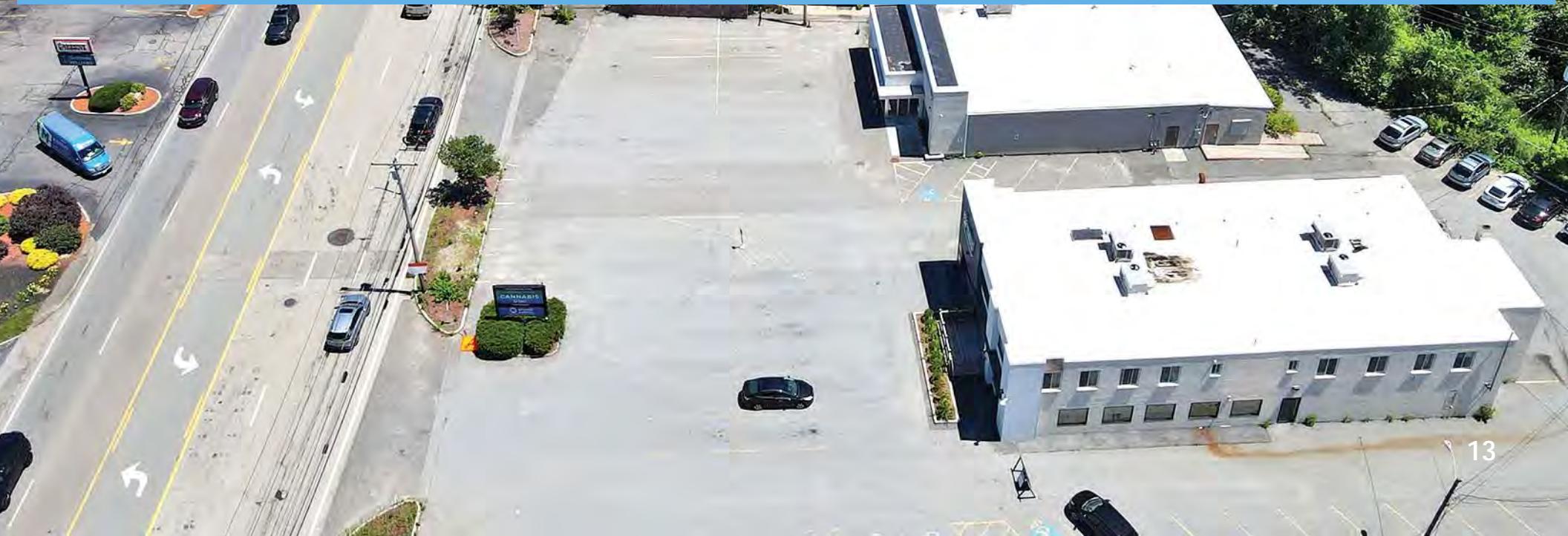
RENT ROLL

TENANT	SIZE (SF)	Floor	%	LEASE EXP	ANNUAL BASE RENT	\$\$/SF	OPERATING EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS
Temescal Wellness	4,940	Ground	48.24%	6/30/2031	\$339,144	\$68.65	Pro rata share as defined in the lease	One 15-yr option under same terms as current lease
Vacant	5,300	2nd	51.76%	N/A	NA	N/A	TBD	N/A
TOTAL	10,240		100.00%		\$339,144	\$41.07		

NOTES & ASSUMPTIONS

1 - Temescal has annual (January 1st) CPI adjustments PLUS an additional 5% every 5 years (next on 7/1/26)

2 - Base rent shown is as of 7/1/2026. Current rent is \$322,992





FINANCIAL INFORMATION

ESTIMATED NET OPERATING INCOME

	IN PLACE	FULLY LEASED
REVENUE	\$\$	\$\$
Base Rent	\$339,144	\$33.12
Operating expense reimbursements	\$44,033	\$4.30
EFFECTIVE GROSS REVENUE	\$383,177	\$37.42
OPERATING EXPENSES		
Real Estate Taxes	\$53,200	\$5.20
Insurance	\$6,100	\$0.60
Utilities	\$5,120	\$0.50
Additional 2nd Floor Utilities	\$7,950	\$0.78
Repair & Maintenance	\$15,360	\$1.50
Management	\$11,500	\$1.12
TOTAL OPERATING EXPENSES	\$99,230	\$9.69
NET OPERATING INCOME	\$283,947	\$27.73
ASKING PRICE:	\$3,155,000	\$3,155,000
CAP RATE:	9.00%	14.11%

NOTES & ASSUMPTIONS:

- 1 - Management is 3% of Effective Gross Revenue
- 2 - Fully leased scenario assumes the 2nd floor leased at \$20/SF NNN
- 3 - Additional 2nd floor utilities estimated at \$1.50/SF for "In Place" scenario



SALE PROCESS

No set bid date has been established. Credible offers will be reviewed and will receive a response as received.

665 COCHITUATE ROAD

FRAMINGHAM, MA



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