



**BERKSHIRE
HATHAWAY**
HOMESERVICES

COMMONWEALTH
REALESTATE

COMMERCIAL

JUST LISTED

\$1,250,000
5,782 SF

186 Grove Street, Franklin, MA



OVERVIEW

Professional Office Building Remodeled in 2020, Situated on 1.88 Acres with Expansion Potential, Twenty five Parking Spots available, Currently Divided into 4 Business Suites, 4 Bathrooms, 2 Separate Natural Gas Heating Systems, Security Alarm and Integrated Access Card System, Irrigation System, New Roof 2020, Exterior and Common Lighting Controlled by Lutron Switches, Wheelchair Ramp 2020, Tesla Power Charger (Pedestal Base), Vinyl Siding, Town Water, Town Sewer, Great Opportunity to Bring Your Business to Franklin!

LOCATION

Located in the Industrial Zoned Area of Franklin, Just Minutes from Route I-495,





FEATURES:

- Price: \$1,250,000
- Property Type: Office
- Parking Spaces: 25
- Zoning Code: 340 Office
- Lot Size: 81,849 sq. ft.





Berkshire Hathaway HomeServices Commonwealth Real Estate

Hillary Swenson Corner

Realtor

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www.homesbyhillary.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

COMMONWEALTH
REAL ESTATE

COMMERCIAL

1089 Great Plain Ave. Needham, MA 02492

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MLS # 73243845 - New

Commercial/Industrial - Office

186 Grove Street
Franklin, MA 02038-3119
Norfolk County

List Price: \$1,250,000

Directions: Rt 495 to W. Central St to Grove St or Washington St to Grove St

Professional Office Building Remodeled in 2020, Situated on 1.88 Acres with Expansion Potential, Located in Industrial Zoned Area of Franklin, Just Minutes from I-495, 25 Parking Spots, Currently Divided into 4 Business Suites, 4 Bathrooms, 2 Separate Natural Gas Heating Systems, Security Alarm and Integrated Access Card System, Irrigation System, New Roof 2020, Exterior and Common Lighting Controlled by Lutron Switches, Wheelchair Ramp 2020, Tesla Power Charger(Pedestal Base), Vinyl Siding, Town Water, Town Sewer, Great Opportunity to Bring Your Business to Franklin!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$257,400	Lease Type:
Office:	4	5,782	Bldg: \$969,700	Lease Price Includes:
Retail:	0	0	Total: \$1,227,100	Lease: No Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 3	21E on File: No
Total:	4	5,782	# Units: 4	

Disclosures: **Sqft and Room Measurements Approx., 1400sqft Below Grade, Sidewalk being installed on Grove St by town**

Drive in Doors:	Expandable: Yes	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 4	Sprinklers:	Special Financing:
Hndcp Accessibl: Yes	Railroad siding:	Assc: Assoc Fee:

Lot Size: 81,849 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1.88	Depth:	Lien & Encumb: No
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan: Yes	Parking Spaces: 25	Easements: Yes
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Frame**
Location: **Office Park**
Parking Features: **21+ Spaces, Paved Driveway, On Site**
Roof Material: **Asphalt/Composition Shingles**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1950**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$1,227,100**
Tax: **\$14,468** Tax Year: **2024**
Book: **37380** Page: **300**
Cert:
Zoning Code: **340 office**
Zoning Desc: **Legal Conforming**
Map: **306** Block: Lot: **10**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **2.5**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Berkshire Hathaway HomeServices Commonwealth Real Estate  (781) 444-1234

Agent: Hillary Swenson Corner  (508) 523-4563

L=96.22'
R=1350.00'

55.87'

65.00'

81,833 SF

160.86'

157.41'

174.2'

ENCROACHING
PAVEMENT
365 SF

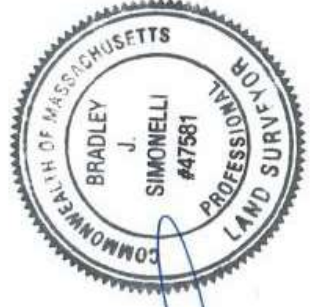
PROPOSED
ADDITIONAL
PAVEMENT
1,000 SF

EXISTING
SHEX
TO BE RAZED

PROPOSED
STOOP WITH
RAMP

EXISTING
2 STORY
WOOD FRAME

PROPOSED
ADDITIONAL
PAVEMENT
596 SF



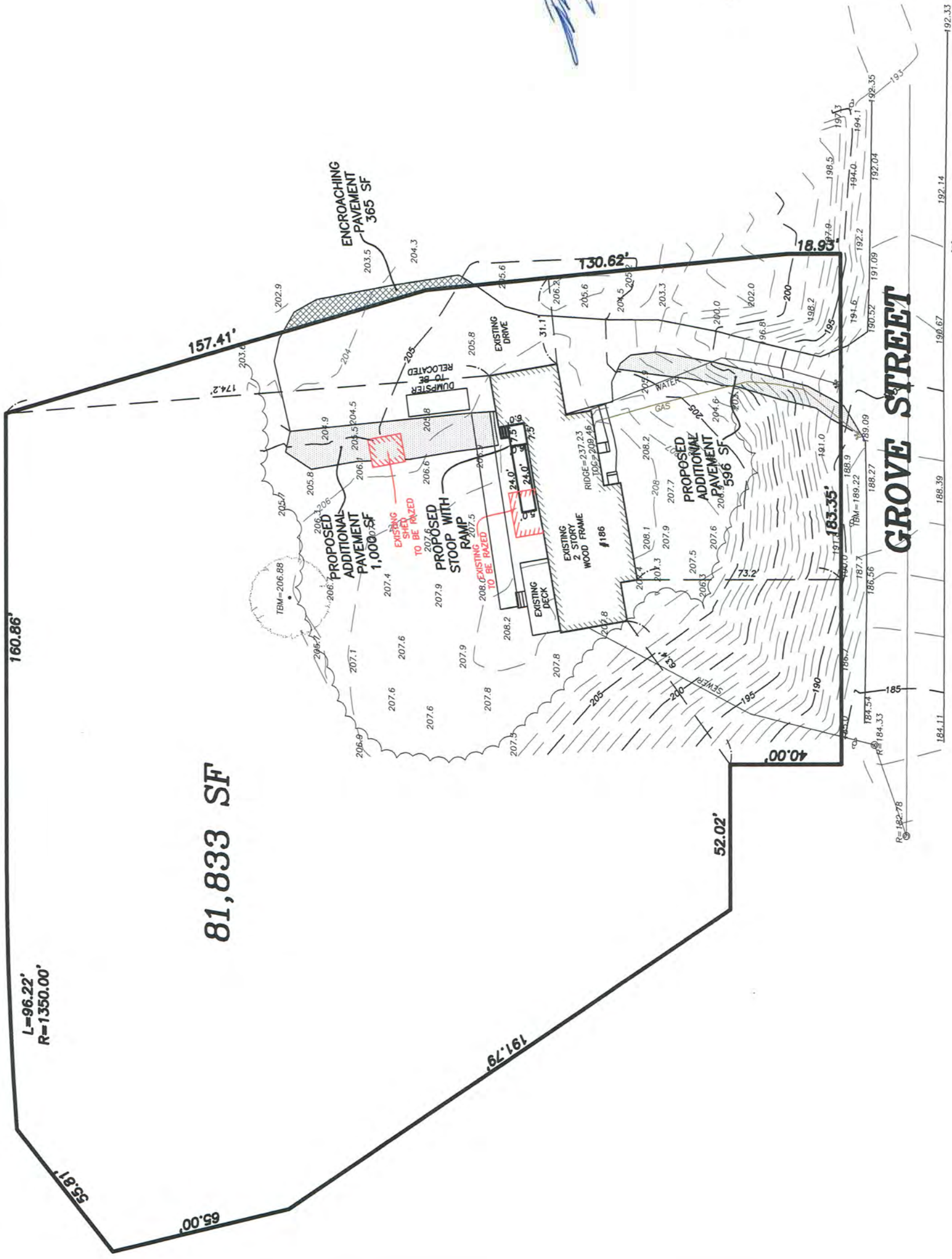
Handwritten signature in blue ink.

**CERTIFIED PLOT PLAN SHOWING PROPOSED
RAMP AND ADDITIONAL PAVEMENT
FRANKLIN, MASS.**

186 GROVE STREET

Field Resources, Inc.
LAND SURVEYORS

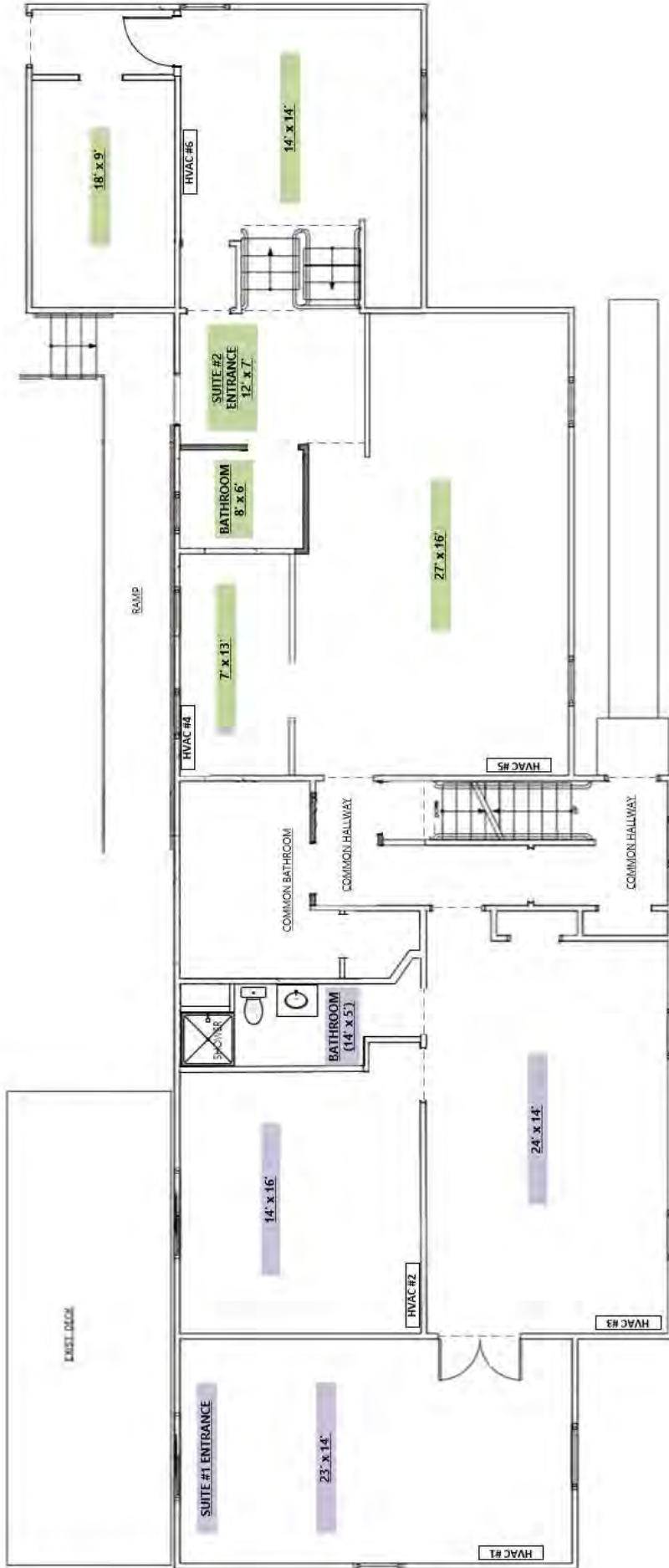
SEPTEMBER 6, 2019 SCALE 1"=40'
P.O. BOX 324 281 CHESTNUT ST.
AUBURN, MA NEEDHAM, MA.
508 832 4332 781 444 5936
fieldresources@hotmail.com



GRAPHIC SCALE



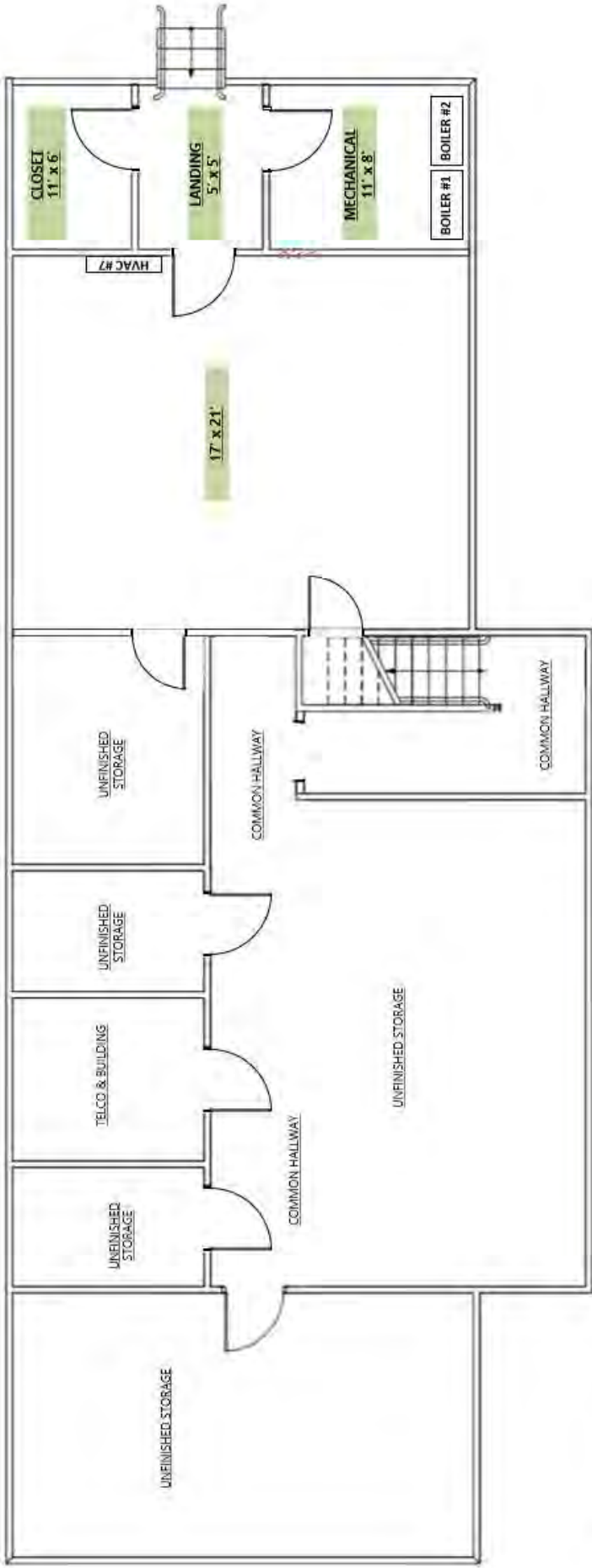
TO PARKING LOT



SUITE 1 (1232sf +/-)

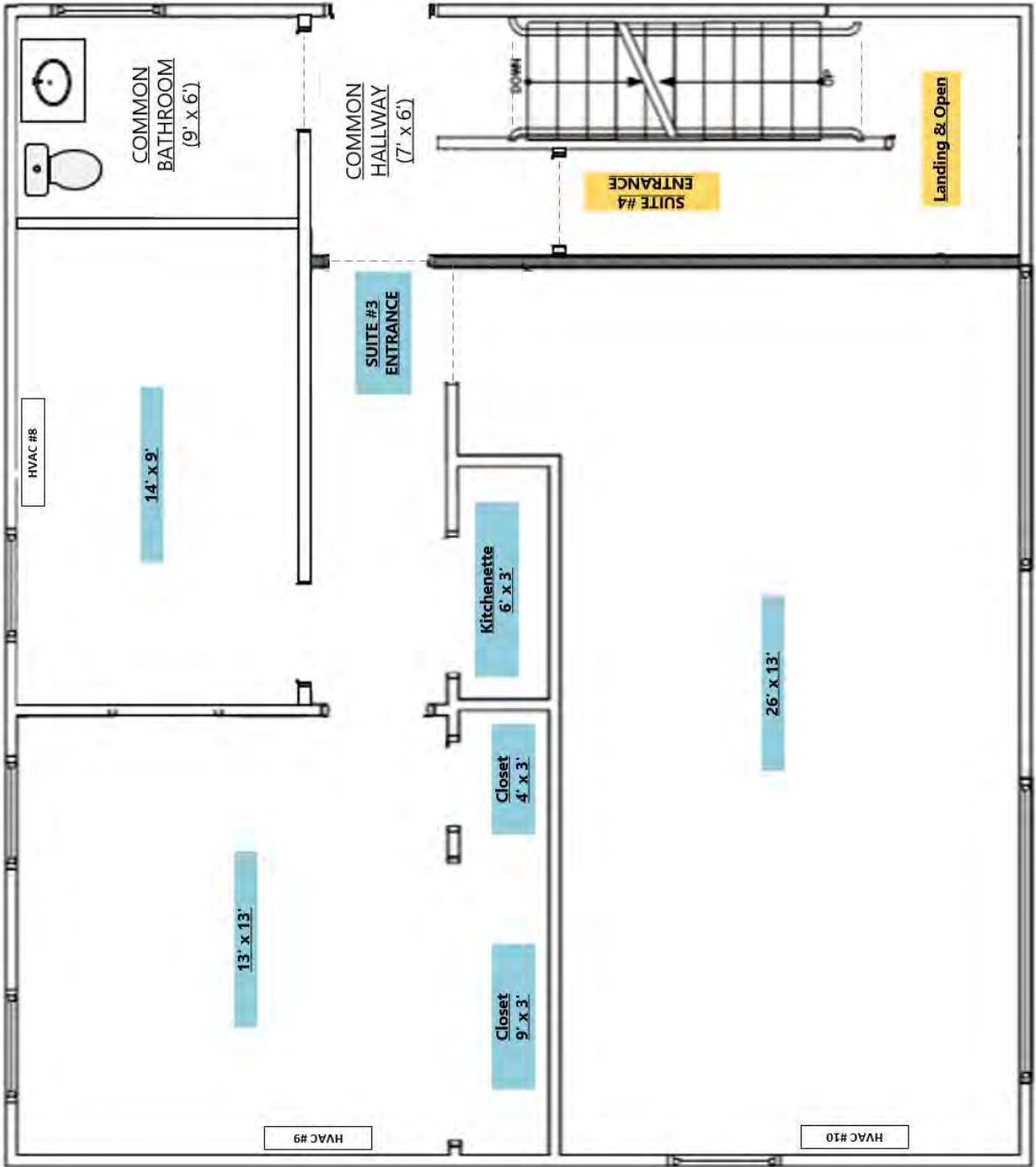
SUITE 2 (1550sf +/-)

1st Floor



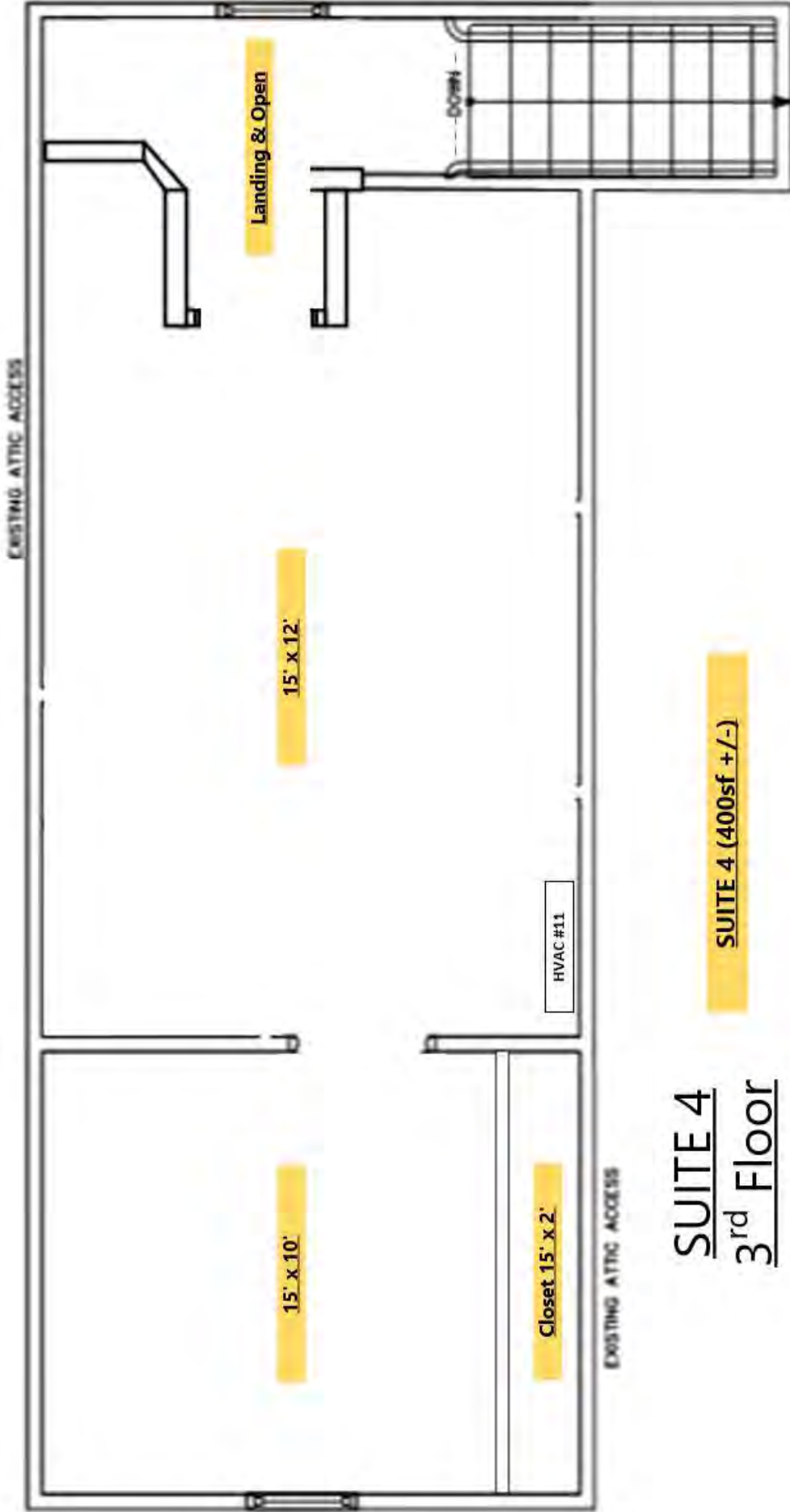
Basement

SUITE 2 (1550sf +/-)



SUITE 3 (750sf +/-)

SUITE 3
2nd Floor



SUITE 4
3rd Floor

SUITE 4 (400sf +/-)

HVAC Systems (Fujitsu Mini-Split Systems)

System #1

Condenser:		Model	: AOU36RLXFZ1
Location	Front of building, near kitchen window	Serial	: LXN037536
Make/Model	Fujitsu, AOU36RLXFZ1	Registration ID	: N/A
Serial #	LXN037536	Date of Install	: N/A
Date	1/29/2019	Date of Purchase	: 1-29-2019
Warranty Ends	1/27/2026	Warranty Years (Parts/Compressor)	: 5/7
Mini-Split #1 (HVAC #1 on drawing)		Compressor Warranty Ends	: 1-27-2026
Location	Suite 1	Parts Warranty Ends	: 1-28-2024
Make/Model	Fujitsu, ASU12RLF1		
Serial #	MYA191674		
Date	11/4/2019		
Mini-Split #2 (HVAC #2 on drawing)			
Location	Suite 1		
Make/Model	Fujitsu, ASU7RLF1		
Serial #	MWA137744		
Date	10/7/2019		
Mini-Split #3 (HVAC #3 on drawing)			
Location	Suite 1		
Make/Model	Fujitsu, ASU12RLF1		
Serial #	MYA191652		
Date	11/4/2019		

System #2

Condenser:		Model	: AOU36RLXFZ1
Location	Under Porch at Suite 2 Entrance	Serial	: LXN037537
Make/Model	Fujitsu, AOU36RLXFZ1	Registration ID	: N/A
Serial #	LXN037537	Date of Install	: N/A
Date	1/29/2019	Date of Purchase	: 1-29-2019
Warranty Ends	1/27/2026	Warranty Years (Parts/Compressor)	: 5/7
Mini-Split #4 (HVAC #4 on drawing)		Compressor Warranty Ends	: 1-27-2026
Location	Suite 2	Parts Warranty Ends	: 1-28-2024
Make/Model	Fujitsu, ASU9RLF1		
Serial #	MXA190721		
Date	8/29/2019		
Mini-Split #5 (HVAC #5 on drawing)			
Location	Suite 2		
Make/Model	Fujitsu, ASU18RLF		
Serial #	KSA126452		
Date	10/7/2019		
Mini-Split #6 (HVAC #6 on drawing)			
Location	Suite 2		
Make/Model	Fujitsu, ASU12RLF1		
Serial #	MYA191487		
Date	11/4/2019		
Mini-Split #7 (HVAC #7 on drawing)			
Location	Suite 2		
Make/Model	Fujitsu, ASU7RLF1		
Serial #	MWA139569		
Date	2/6/2020		

System #3

Condenser:		Model	: AOU36RLXFZ1
Location	Front of building, near kitchen window	Serial	: LXN037535
Make/Model	Fujitsu, AOU36RLXFZ1	Registration ID	: N/A
Serial #	LXN037535	Date of Install	: N/A
Date	1/29/2019	Date of Purchase	: 1-29-2019
Warranty Ends	1/27/2026	Warranty Years (Parts/Compressor)	: 5/7
Mini-Split #8 (HVAC #8 on drawing)		Compressor Warranty Ends	: 1-27-2026
Location	Suite 3	Parts Warranty Ends	: 1-28-2024
Make/Model	Fujitsu, ASU7RLF1		
Serial #	MWA121279		
Date	1/21/2019		
Mini-Split #9 (HVAC #9 on drawing)			
Location	Suite 3		
Make/Model	Fujitsu, ASU9RLF1		
Serial #	MXA192132		
Date	9/15/2019		
Mini-Split #10 (HVAC #10 on drawing)			
Location	Suite 3		
Make/Model	Fujitsu, ASU12RLF1		
Serial #	MYA191500		
Date	11/4/2019		
Mini-Split #11 (HVAC #11 on drawing)			
Location	Suite 4		
Make/Model	Fujitsu, ASU9RLF1		
Serial #	MXA192138		
Date	9/15/2019		

Heating (Forced Hot Air)

System #1

Boiler:

Location Mechanical Room in Suite 2 Basement
Make/Model Buderus Logamax Plus
Serial # 3290-204-000012-87470208
Date 10/1/2012 **Approximated*
Warranty Ends 4/1/2022

Zone 1

Location Suite 1
Thermostat Honeywell T5 Wi-fi

Zone 2

Location Suite 1
Thermostat Honeywell RTH6580WF1001 Wi-Fi

Zone 3

Location Suite 1
Thermostat Honeywell T5 Wi-fi

Zone 4

Location Suite 2
Thermostat Honeywell T5 Wi-fi

Zone 5

Location 1st Floor Common Bathroom
Thermostat Honeywell T5 Wi-fi

Zone 6

Location Suite 2
Thermostat Honeywell T5 Wi-fi

Zone 7

Location Suite 2
Thermostat Honeywell RTH6580WF1001 Wi-Fi

System #2

Boiler:

Location Mechanical Room in Suite 2 Basement
Make/Model Buderus Logamax Plus
Serial # 3290-108-000026-87470206
Date 10/1/2012 **Approximated*
Warranty Ends 8/1/2021

Zone 8

Location Suite 3
Thermostat Honeywell RTH6580WF1001 Wi-Fi

Zone 9

Location Suite 3
Thermostat Honeywell T5 Wi-fi

Zone 10

Location Suite 3
Thermostat Honeywell RTH6580WF1001 Wi-Fi

Zone 11

Location Common Hallway 1st Flr
Thermostat Honeywell RTH6580WF1001 Wi-Fi

Zone 12

Location Suite 4
Thermostat Honeywell RTH6580WF1001 Wi-Fi

General Building, Services & Renovations

Building Specs

Suite 1 Square Footage	1232
Suite 2 Square Footage	1550
Suite 3 Square Footage	750
Suite 4 Square Footage	400
Common Areas (above grad)	450
Common Areas (below grad)	1400

Total Square Footage 5782

**approximate measurements*

Handicapped Parking Spots 1

Total Parking Spots 25

Roof

Vendor	Skyline Roofing
Date	Jan-20
Amount	\$20,690.00
Invoice #	03 REQ-3

Wheelchair Ramp

Vendor	Astonishing Decks
Date	Jan-20
Amount	\$20,500.00
Invoice #	03 REQ-3

Irrigation Controller

Vendor	Hunter HC 6 Zones
Last Svc Date	Sep-20
Notes	6 zones of grass

Tesla Power Charger (Pedestal Base)

Vendor	Tesla
Last Svc Date	Jul-21
Notes	Installed in parking lot, on pedestal. Electrical permit approved.

Pest Vendor

Vendor	Insight Pest Solutions
Last Svc Date	Q2 2024
Notes	Quarterly Maintenance Plan. Interior & Exterior Service

Alarm Monitoring

Vendor	HELP, Inc (Plainville MA)
Type	Central Monitoring
Notes	Monitoring Paid through 10/2024

Vendor	Bosch Inc
Type	Cell Service for Panel
Notes	Monthly Monitoring Service

Street Signage

Vendor	Cavallaro Signs (Franklin, MA)
Date	Aug-20
Amount	\$ 5,200.00
Notes	Monument style electric sign, double sided with brushed aluminum finish LED electric system, U.L. listed Polycarbonate Plastic, 3/16" All aluminum framework Steel post

Lighting Controls

Vendor	Lutron Caseta
Installed	Apr-20
Notes	All exterior lighting, parking lot pole, LED street sign, and all common lighting is controlled using Lutron Caseta controls. Fully scheduled via web & mobile phone app. All lights are programmed to come on right before sunset, following that schedule.

Security & Access Card Systems

ALL of the following systems will stay, and are included in the sale

System #1

Alarm & Integrated Access Card System

Make	Bosch
Model	B6512 Control Panel
Communication	Verizon Cellular
Installed	Apr-20
Total Points	22
Notes	Entire building is protected by this alarm system. All exterior doors are protected (with the exception of front door) Infrared detectors are installed in all key areas All points are monitored via central station.
Smoke & CO2	Smoke and CO2 Detection is centrally monitored through this panel.
Multi-Tenancy	Each Suite in the building has a keypad Each Suite is an "area" in the system Each Suite can be armed/disarmed individually
Suite Door Access	Each Suite has an entry/exit door assigned Access is controlled through system, via HID Cards Access can be programmed to deny access at certain times

System #2

IP Camera System

Make	Dahua
Model	N52A4P2
Installed	Apr-20
Total IP Cameras	23
IP Camera Model	Varies, all are 1080P (will provide specs on-demand)
Notes	9 cameras are dedicated to the exterior perimeter 4 common area cameras Suite 1 has 2 interior cameras <i>*Suite 1 interior cameras will be disabled post-sale</i> Suite 2 has 5 interior cameras Suite 3 has 2 interior cameras Suite 4 has 1 interior camera
Local & Remote Access	Local Access is available at a terminal Remote Access is available via mobile app
Audio Recording	Audio Recording is available on 2 interior cameras

System #3

Access Card System

Make	Honeywell
Model	NetAXS-123
Installed	Jan-15
Notes	This system is antiquated and no longer supported by the vendor. Access is only limited to certain out-of-date web browsers. <i>System currently in process of being replaced.</i>
Scope	Controls front door access to tenant common area, and server room door.

Appliances Included in Sale

Kitchen Appliances

Type	Make	Model	Date
Refridgerator	Samsung	RS25J500DSR	Nov-19
Range	Samsung	NE59M4320SS/AA	Nov-19
Dishwasher	Samsung	DW80R2031US	Nov-19

All other small appliances located throughout property are excluded from sale.