

MULTI-TENANT OFFICE BUILDING FOR SALE
100% OCCUPANCY
354 MAIN STREET, GARDNER, MA 01440



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PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to present 354 Main Street in Gardner, MA as available for sale. This investment property boasts strong cash flow and is occupied by credit tenants on long term leases. Built in 2011, the single story 12,864 square foot retail and office building is perfectly located directly off of Route 2 and is surrounded by many name brand national and regional companies such as CVS, Walgreens, Hannaford Supermarket, Advance Auto Parts, Bank of America, Fidelity Bank, and many more.

OFFERING SUMMARY

Building Size	12,864 SF
NOI	\$296,334.72
Cap Rate	7.5%
Occupancy	100%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,810	9,252	13,884
Total Population	6,127	23,051	36,395
Average HH Income	\$47,768	\$58,870	\$64,327

SALE PRICE: \$3,950,000



The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information. Prospective purchasers, tenants, or investors are strongly encouraged to conduct their own due diligence, including but not limited to, verification of all property information, zoning regulations, financial data, and legal matters. This offering is subject to errors, omissions, changes in price, rental, or other conditions, withdrawal without notice, and does not constitute a recommendation, offer, or contract.

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INVESTMENT OVERVIEW

The multi-tenanted building at 354 Main Street offers a rare investment opportunity in today's market. Priced at a 7.5% CAP rate, the property delivers strong cash flow, generating a Net Operating Income of \$296,334. The building is leased to a roster of credit tenants, including Edward Jones, Miracle Ear, Longwood Eye & Lasik Center, the Social Security Administration, and White Onyx.



Edward Jones
MAKING SENSE OF INVESTING

Edward Jones – Edward Jones is a global investment advisory firm founded in 1922, operating more than 15,000 branch locations across the United States and Canada. Its 49,000 associates serve 7 million clients with more than \$1.8 trillion in assets under management. The tenant's current lease extends through October 2028, with renewal options available through 2033.



Miracle Ear

Miracle Ear – Miracle Ear is a leading hearing-aid provider with more than 1,500 locations in the United States. Established in 1948 by a World War II veteran, the company has spent over seven decades helping millions of Americans with their hearing needs. The current lease expires in July 2026 and includes an option to extend through 2031.

**LONGWOOD
EYE & LASIK**

Longwood Eye & Lasik Center – The Longwood Eye & Lasik Center operates four locations across Massachusetts and employs 18 doctors and surgeons with a combined 75+ years of experience. This tenant typically leases on a one-year basis, with current extensions in place through the end of 2026.



Social Security Administration – The building's largest unit, totaling 4,612 SF, is occupied by the Social Security Administration and functions as a public field office. The agency has occupied this space for nearly fifteen years and holds options to extend its lease through July 2031.



White Onyx – White Onyx provides comprehensive weight-loss and home-therapy solutions to its clientele. The tenant has occupied the property since 2023 and has options in place to extend its lease through October 2031.



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BUILDING IMAGES



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FINANCIAL DASHBOARD

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	
Price	\$3,950,000
Price per SF	\$307
Occupancy	100%
CAP Rate	7.50%
Cash Flow	\$296,335

OPERATING DATA	
Gross Scheduled Income	\$288,331
Other Income	\$156,549
Gross Income	\$444,880
Operating Expenses	\$148,546
Net Operating Income	\$296,335

2026 INCOME & EXPENSES

INCOME SUMMARY	
Base Rent	\$288,331
Real Estate Tax Reimbursement	\$24,889
CAM Reimbursements	\$131,660
Vacancy Cost	\$0
Gross Income	\$444,880

EXPENSES SUMMARY	
Expenses—Recoverable	\$105,783
Repairs & Maintenance (Janitorial Included)	\$13,980
Utilities	\$18,500
Administrative	\$10,283
OPERATING EXPENSES	\$148,546
NET OPERATING INCOME	\$296,335



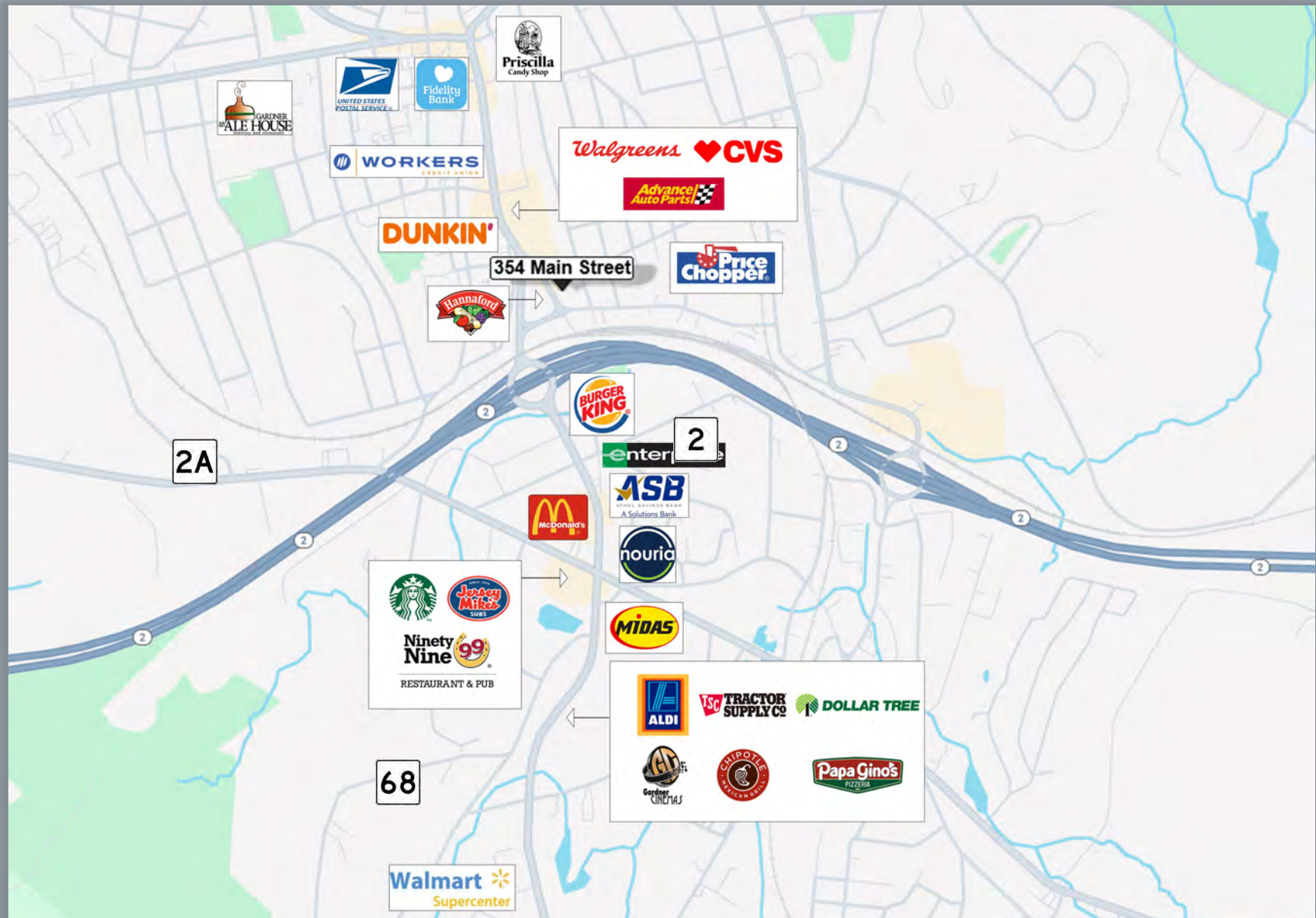
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RENT ROLL

SUITE	TENANT	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
1	Longwood Eye & Lasik Center	3,705 SF	28.80%	\$25.50	\$94,492
2	Social Security Administration	4,612 SF	35.85%	\$19.59	\$90,365
3	Edward Jones	1,572 SF	12.22%	\$21.28	\$33,452
4	Miracle Ear	1,052 SF	8.18%	\$27.95	\$29,398
5	White Onyx	1,654 SF	12.86%	\$24.56	\$40,624
TOTALS		12,595 SF	97.91%	AVG \$23.84/SF	\$288,331



LOCATION & AREA AMENITIES



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