



# FOR SALE

**Industrial Zoned Property**

**196 Grove St, Franklin, MA**

**April 6, 2026**



## **Offering Package**

**Presented By:**

**REMAX Executive Realty – Commercial**

**Eileen Mason**

**Commercial Sales Agent - 508-330-4234**

**REMAX Executive Realty**  
**308 West Central Street, Franklin, MA 02038 ~ Tel. 508-330-4234**

## SUMMARY

REMAX Executive Realty Commercial has been retained to market 196 Grove St, Franklin, MA. The property is zoned Industrial with a current Residential Use.

### ASKING PRICE: \$1,100,000

**Property Location:** 196 Grove St, Franklin, MA 02038  
**Lot Size:** 2.0 Acres – (87,120 sqft.)  
**Frontage:** 247.37’  
**Depth:** 497.78’  
**Usage:** Residential  
**Parking:** 6 spaces  
**Assessed:** \$440,300 - 2025  
**Zoning:** Industrial  
**21E:** None  
**Easements:** None  
**Flooring:** Varied, tile, wood, carpeting, laminate

### HOUSE SPECIFICS – Red SF Home

- Total SF: 1,170 +/- SF – Red Building
- Year Built: ~1920, Needs Renovations
- Roof: 2006
- Heating: Oil fired Boiler, FHW
- A/C: Window A/C
- Windows: Insulated Replacement Windows
- Town Water/Sewer: YES
- Town Trash: YES
- Electricity: 100Amp Circuit Breakers

(Refer to Norfolk Registry of Deeds Bk 40751, Pg. 233 for legal references.)

The property is located in a high traffic area with both residential and commercial properties in the area.

## Offering Package

### **DISCLAIMER:**

This Market Valuation Package has been prepared by Broker (Broker) for use by a limited number of parties and does not purport a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Broker and designated sources and all based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Broker as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Broker and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Offering Package or any other written or oral communication transmitted or made available to the recipient. The Offering Package does not constitute a representation that there has been no change in business or affairs of the Property or Seller since the date of preparation of the Offering Package. Analysis and verification of the information contained in the Offering Package are solely the responsibility of the perspective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Broker has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Broker has no specific information relating to this issue nor is Broker qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest of offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Package or making an offer to purchase the Property unless and until a written agreement for purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Package and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Package or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you've obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Package or any of the contents in any fashion or manner detrimental to the interest Seller and (v) to return it to Broker.

**If you have no further interest in the Property, please return the Offering Package forthwith.**

### **For further information please contact:**

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