

MLS # 73342530 - Active
Commercial/Industrial - Office

2 South St
Grafton, MA 01519-1103
Worcester County

List Price: **\$1,699,900**

Directions: **Corner of Church and South center of Grafton**

Iconic 2 South Street in the heart of Grafton, Massachusetts, is a magnificent Victorian building located in the Neighborhood Business District. It's currently being utilized as individual office spaces, blending historic charm with functionality. The front entrance welcomes visitors with glorious custom woodwork, leading into a spacious foyer with a built-in reception area, a custom fireplace, and stunning wooden beams in the ceiling. The first floor features five potential office suites, one of which is currently used as a flexible conference space and another as a communal game room. Additionally, there's a common kitchen and bathroom. Ascend the elegant staircase to the second floor, where four more suites await, each exuding individual charm, along with two bathrooms and a waiting area. The third floor offers three additional suites. The heating and air conditioning systems have been updated for comfort. An additional 1,800-square-foot dwelling awaits, offering endless potential!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$221,000	Lease Type: Other (See Remarks)
Office:	12	7,686	Bldg: \$1,177,000	Lease Price Includes: Building
Retail:	0	0	Total: \$1,398,000	Lease: Yes Exchange: No
Warehouse:	0	0	# Buildings: 2	Sublet: No
Manufacturing:	0	0	# Stories: 3	21E on File: No
			# Units:	

Total:
Disclosures: **Property includes 2 South St and 2R South St see Public record**

Drive in Doors:	Expandable:	Gross Annual Inc: 120000
Loading Docks:	Dividable:	Gross Annual Exp: 67200
Ceiling Height:	Elevator:	Net Operating Inc: 52800
# Restrooms: 3	Sprinklers:	Special Financing: No
Hndcp Accessibl:	Railroad siding:	Assc: No Assoc Fee:

Lot Size: 30,905 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.71	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 20	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Frame**
Parking Features: **Open**
Roof Material: **Shingle**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1886**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:0074 B:0000 L:0016.0**
Assessed: **\$1,398,000**
Tax: **\$19,488** Tax Year: **2025**
Book: **51756** Page: **105**
Cert: **000000137077**
Zoning Code: **NB**
Zoning Desc: **Other (See Remarks)**
Map: Block: Lot:

Office/Agent Information

Listing Office: **RE/MAX Signature Properties** (508) 485-5111
Listing Agent: **Jennifer Green Thompson** (508) 509-4438
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, Appointment Required, Sign**
Showing: Facilitator:
Special Showing Instructions: **List Agent will accompany showings, call Jen 5085094438**

Firm Remarks

Buyer and Buyer's Agent to do due diligence: GRAFTON zoning bylaw: https://www.grafton-ma.gov/DocumentCenter/View/13916/_ZBL_ATM-STM-May-13-2024---FINAL. Page 201 is where the matrix begins, business uses start on page 203. N=prohibited; Y=allowed with no approvals beyond a building permit; S=allowed by Special Permit from the Planning Board; and P=allowed with an approved site plan by the Planning Board.

Market Information

Listing Date: **3/6/2025**
Days on Market: Property has been on the market for a total of **7** day(s)
Expiration Date:
Original Price: **\$1,699,900**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **7** day(s)
Office Market Time: Office has listed this property for **7** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing: