



JUST LISTED

PRIME LOCATION OFFERING UNPARALLELED VISIBILITY & ACCESSIBILITY

ZONING - COMMERCIAL II

LISTING AGENT

397 EAST CENTRAL ST
FRANKLIN, MA 02038

\$2,350,000

CHRISTINE MOLLA

BROKER / OWNER

508-768-7880

christine@costellore.com



PROPERTY INFO

LOT SIZE 49,702 SQFT (1.14 Acres)

SIZE 10,400 SQFT

LEVELS 2 (each floor approximately 5,000 sqft)

BUILT 1974

PARKING Approximately 60



Heat Type: Forced Air

Fuel Type: Natural Gas

Half Baths: 6

Roof Type: Flat

Exterior: Stone/Stucco

Air Conditioned: Yes

2 Tenants: Separately Metered

Dental Practice
(Franklin Dental Associates)
on SECOND FLOOR
Lease until 10/31/2026

WELCOME TO AN EXCEPTIONAL
COMMERCIAL PROPERTY LOCATED
IN THE DESIRABLE TOWN OF
FRANKLIN, MA



This prime location offers unparalleled visibility AND accessibility, making it an IDEAL investment opportunity for businesses looking to THRIVE in a vibrant community.



PRIME LOCATION

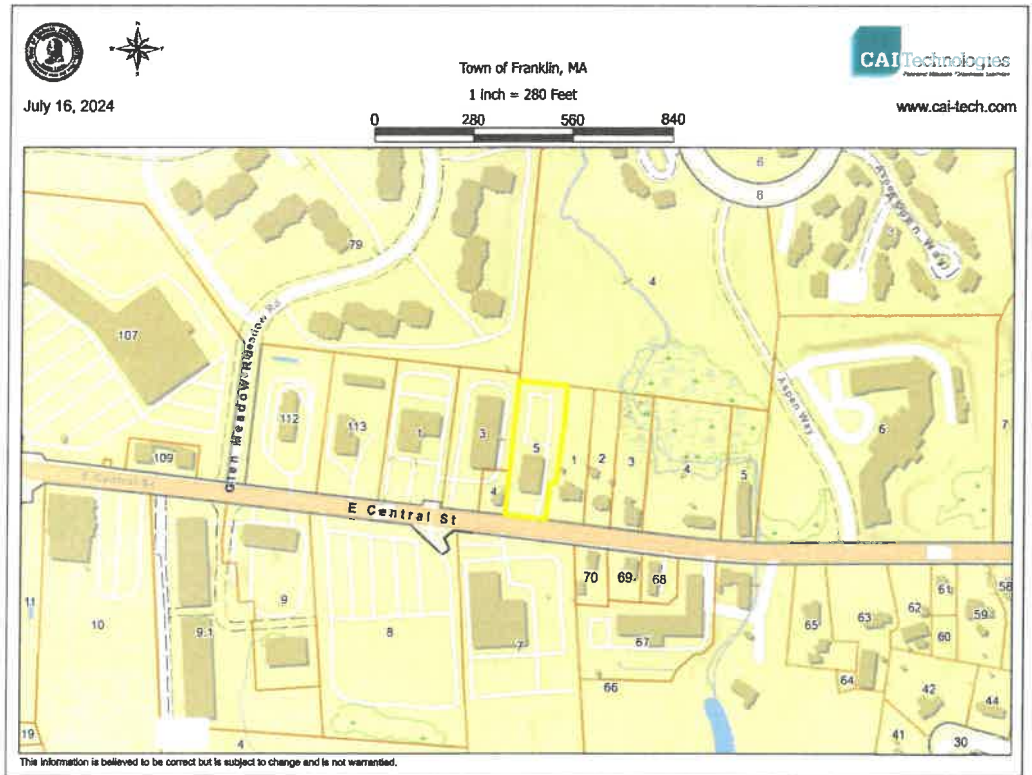
397 EAST CENTRAL ST
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ASSESSED VALUE 2024

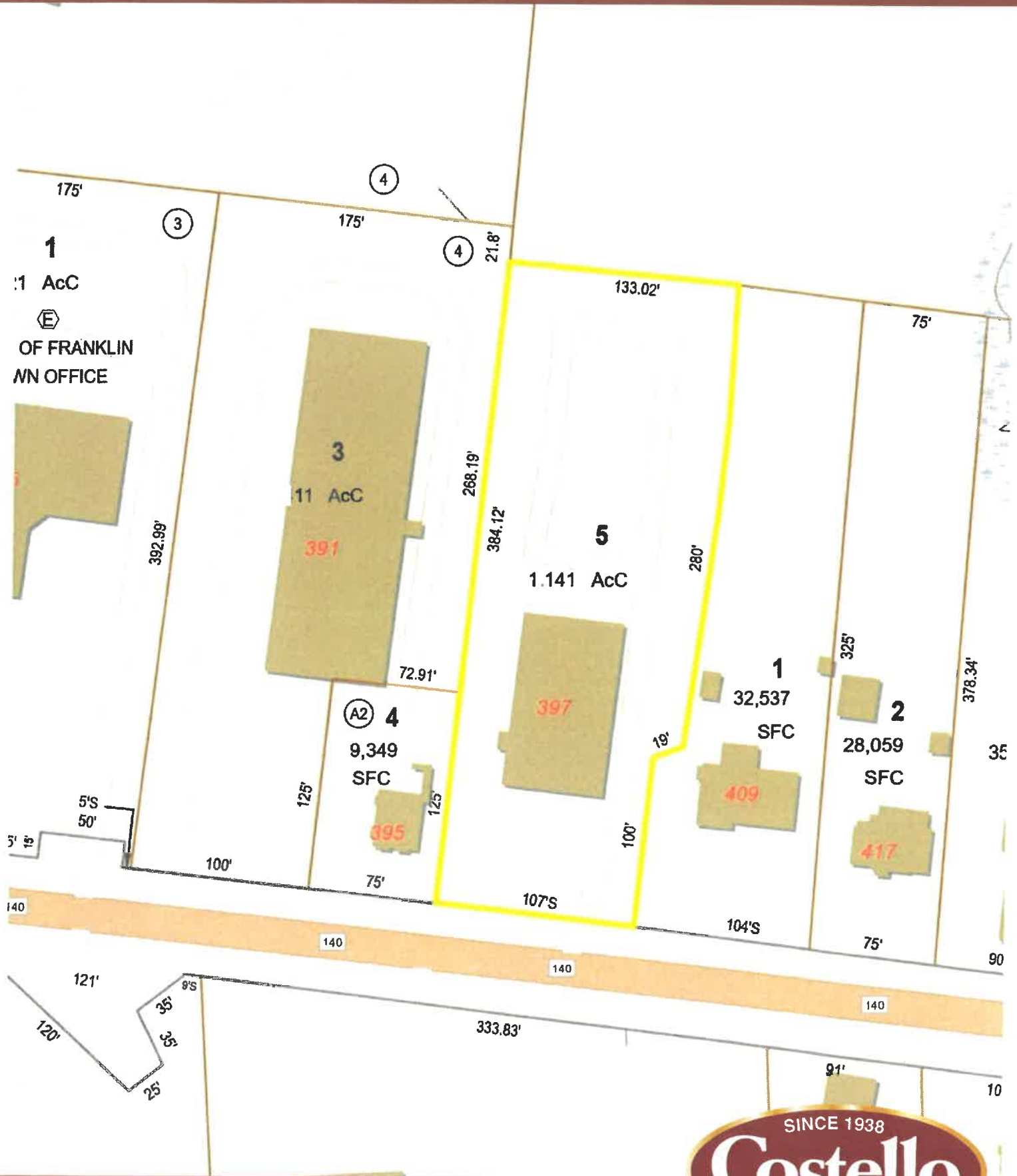
\$2,057,200

ANNUAL TAXES 2024

\$24,254



PLOT PLAN



397 East Central St – Franklin

As of August 1, 2024

First Floor to be delivered – VACANT

Tenant - 2nd Floor - Franklin Dental Associates, LLC

Monthly Lease - \$ 8,959

Annual Cost of Living Increase of 2%

Lease Expires 10/31/2026

Approximately 5,000 sq ft

Expenses/ Income - 2022 Tax Return

Rental Income	\$ 174,602
Insurance	\$ 7,993
Repairs	\$ 8,381
RE Taxes	\$ 24,960
Utilities	\$ 933
Other	\$ 16,345 (Landscaping, snow removal, painting, etc)



Commercial/Industrial - Commercial

**397 East Central St
Franklin, MA 02038
Norfolk County**

List Price: **\$2,350,000**

Directions: **East Central St - Near Town Hall**

Desirable 10,400 sq ft Office Building located on a flat lot zoned Commercial II available for sale. Approximately 5,000 sq ft per floor. Each floor is metered separately. Town Water, Sewer and natural gas. First floor is to be sold vacant. Second floor lease expires 10/31/2026 (Dental practice) Large level lot with approximately 60 Parking spaces. Great Owner Occupied property or Re Development Opportunities!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For:
Residential:	0	0	Land: \$559,100	For Sale
Office:	2	10,400	Bldg: \$1,498,100	Lease Type:
Retail:	0	0	Total: \$2,057,200	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 2	Sublet: No
Total:	2	10,400	# Units: 2	21E on File:

Disclosures: **Ramp Scheduled to be repaired in August. Contract signed with contractor for repair.**

Drive in Doors: 0	Expandable:	Gross Annual Inc: 174602
Loading Docks: 0	Dividable:	Gross Annual Exp: 58342
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 6	Sprinklers:	Special Financing: No
Hndcp Accessibl: Yes	Railroad siding: No	Assc: No Assoc Fee:

Lot Size: 49,702 Sq. Ft.	Frontage: 107	Traffic Count:
Acres: 1.14	Depth: 384	Lien & Encumb: No
Survey: No	Subdivide: Unknown	Undrgrnd Tank: Unknown
Plat Plan:	Parking Spaces: 60	Easements: No
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Stucco, Other (See Remarks)**
 Parking Features: **21+ Spaces**
 Roof Material: **Tar & Gravel, Rubber, Other (See Remarks)**
 Site Condition: **Dry, Level**
 Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1974**
 Year Established Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$2,057,200**
 Tax: **\$24,254** Tax Year: **2024**
 Book: **14644** Page: **51**
 Cert:
 Zoning Code: **Comm II**
 Zoning Desc: **Legal Conforming**
 Map: **285** Block: **005** Lot:

Compensation

Sub-Agency: **Not Offered** Buyer's Broker:
 Facilitator:
 Compensation Based On:

397 East Central St, Franklin, MA 02038

Commercial - Commercial
List Price: \$2,350,000



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