

For Sale At Prime Location

Commercial Building 6,542 SF Plus Full Basement

Two-Family Building 2,449 SF

Outstanding Visibility At Signalized Intersection

133 West Main St. (Rt. 20) & 20 Pleasant St., Marlborough, MA



Highlights

- Abutting properties at Main (Rt. 20) and Pleasant St.
- Ideal for office user or investor seeking dramatic high-profile visibility (Over 25,000 ADT)
- Immediate access to I-495, downtown, shopping, entertainment, restaurants, recreation, hotels
- 133 W Main St. - currently occupied by St. Mary's Credit Union with existing drive-thru
- 20 Pleasant St. - two-family property currently rented to a Tenant at Will (See pg. 6 for pictures)

American Commercial Real Estate

50 Ledgeview Way #2415, Wrentham, Massachusetts 02093

Tel: (508) 735-6378 | E-mail: dusty@acreco.com | www.acreco.com

For Sale

133 West Main Street & 20 Pleasant Street | Marlborough, MA

Executive Summary

These properties are ideal for an office user seeking a high-profile location for business offices, leasing, income, substantial parking, with an immediately abutting two-family residence for rental income or employees.

133 Main St

133 W Main Street is the larger of two parcels and contains 0.62 acres of land (27,225 SF). The site has 106 feet of frontage on W Main Street and 148 feet of frontage on Pleasant Street. There are two curb cuts along the Pleasant Street frontage and one single curb cut on W Main Street. The site is improved with asphalt paving accommodating driveways and parking for approximately 20 vehicles. The two story, wood frame with brick facing structure includes a 3,596 SF first floor and a 2,946 SF second floor. The first floor is entirely occupied by St. Mary's Credit Union. Due to the changing nature of branch banking, St. Mary's has an abundance of unused space at this location. St. Mary's is interested in maintaining a presence with a lease-back option for a reduced section of the 1st floor. The western side of the structure is improved with a covered drive through window utilized by the credit union branch. The second floor is finished as a traditional office space with approximately 1/3 of the space leased to a local attorney on a month to month basis. The remainder of the second floor is currently utilized by St. Mary's Credit Union for office and storage space. The basement level includes approximately 706 SF of finished office area.

20 Pleasant St

20 Pleasant Street abuts the credit union branch on the northwest side and shares a 170-foot lot line. The parcel consists of 0.26 acres of land (11,307 SF). The site has approximately 66 feet of frontage along the western side of Pleasant Street and has one curb cut which provides access to an asphalt paved driveway on the southern side of the improvement with parking for at least 12 vehicles, predominantly to the rear of the structure. This site is relatively level and is approximately 5 feet higher in elevation than the abutting credit union site. The site is further improved with a 2 1/2 story, wood frame, two family structure which was constructed in 1890 and renovated in 1976. The building has a net living area of 2,449 SF. The property contains approximately 9 rooms, 4 bedrooms, and 3 full bathrooms. The first floor unit contains a total of 5 rooms, 2 bedrooms, and 2 full baths. The second floor unit contains 4 rooms, 2 bedrooms, and 1 full bath.

Under the "Merger Doctrine" both properties have merged and are treated as a single lot for zoning purposes.

Property Specs

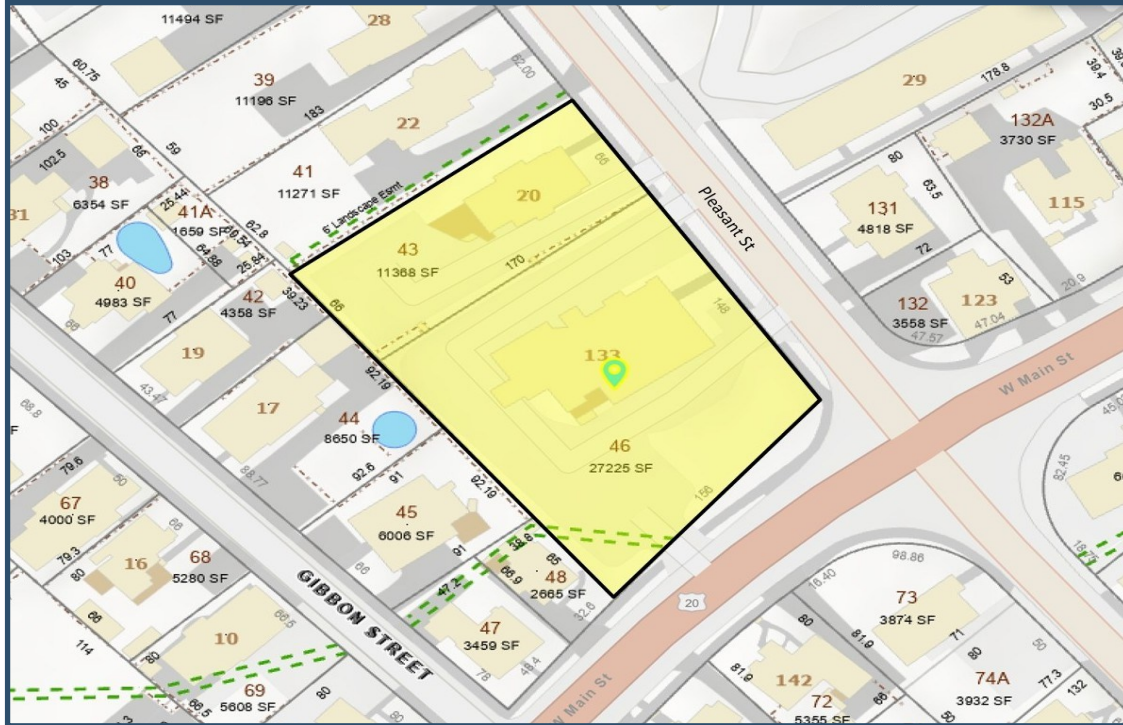
Address	133 W Main St	20 Pleasant St
Building Type	Office	Multi-Family
Building SF	6,542 + (706 SF Basement)	2,449
Acreage	0.62	0.26
Floors	2	2.5
Zoning	RC (Residence C) District	RC (Residence C) District
Parking	Approx. 20 Spaces	Approx. 12 Spaces
Utilities	Town Water/Sewer, Gas Heat, A/C	Town Water/Sewer, Gas Heat
Sale Price	\$1,895,000	

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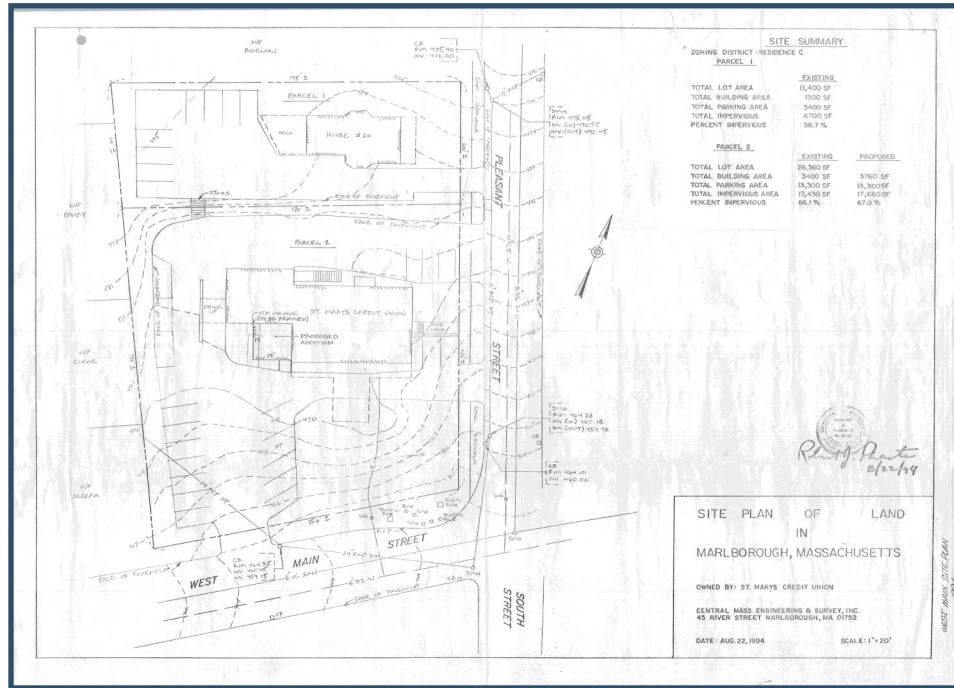
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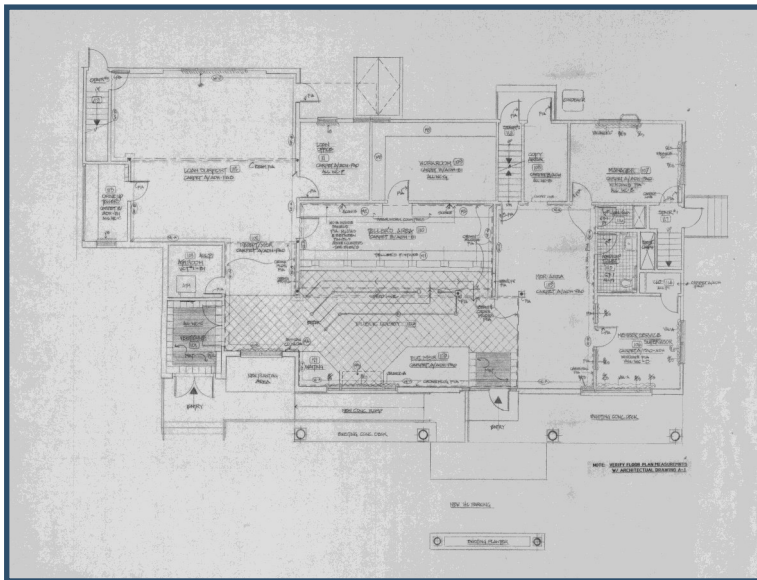
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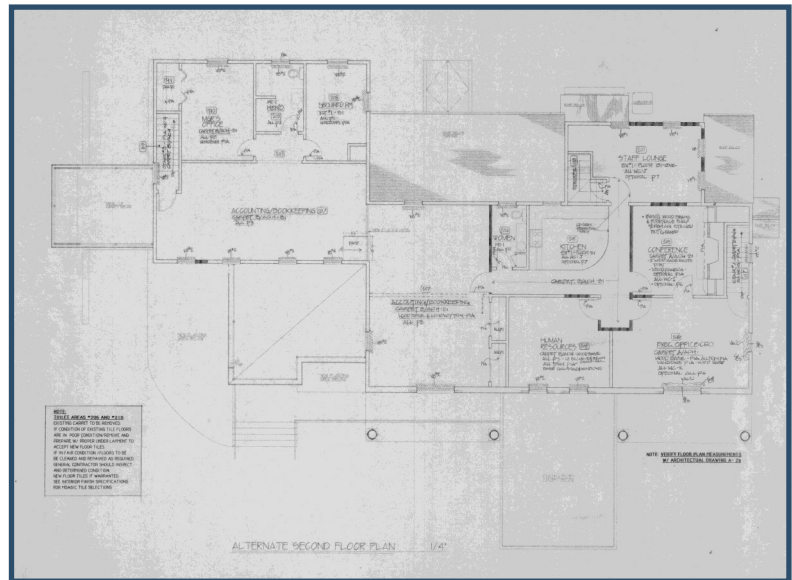
Site Plan



First Floor Plan

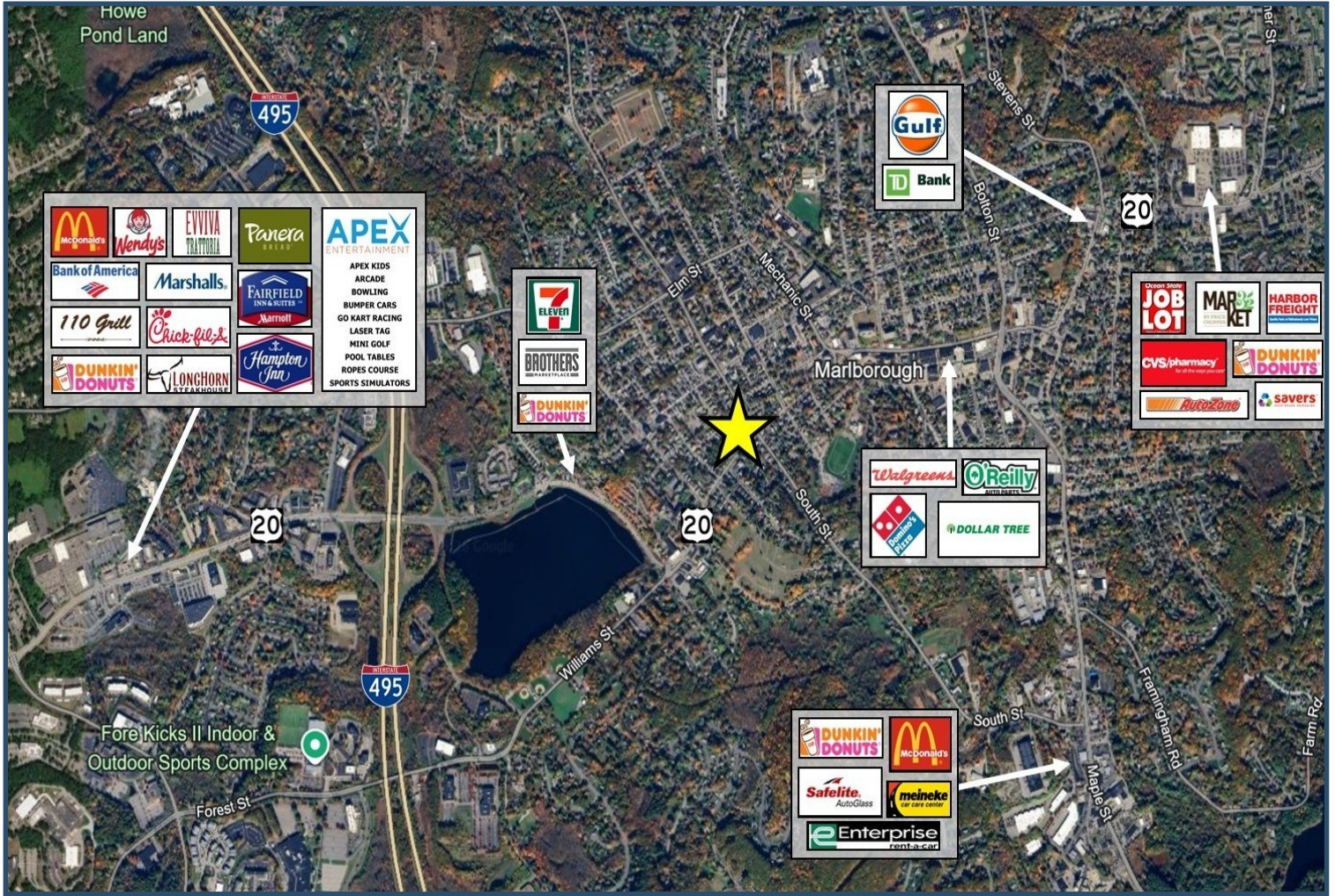


Second Floor Plan



For Sale

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2024 Demographics	3 Miles	5 Miles	10 Miles
Estimated Population	47,508	88,454	347,245
Estimated Households	19,019	34,556	132,342
Estimated Daytime Employees	35,308	67,816	191,325
Estimated Average Household Income	\$116,544	\$134,059	\$146,801

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Contact Us



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