

JACK CONWAY

COMMERCIAL



407-411 North Main Street Mansfield, MA

Mixed-Use Investment Opportunity

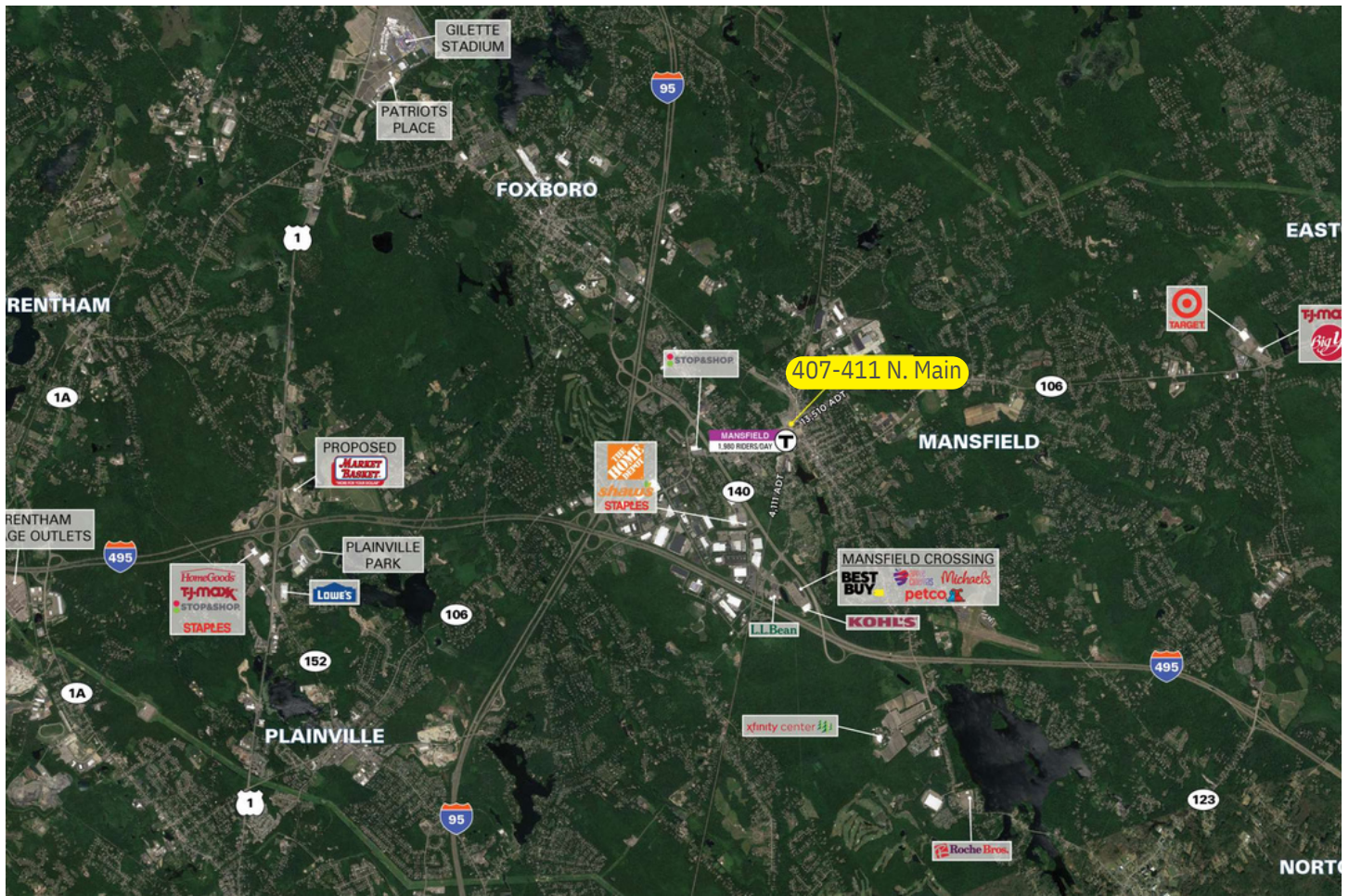
Exceptional opportunity to acquire a mixed-use property in the heart of Mansfield Center, close to the MBTA Commuter Rail Station providing direct access to Boston and Providence. This approximately 2,340 SF first-floor commercial space is occupied by a well-established restaurant and bar, offering strong street presence in one of Mansfield's most active locations. The second floor features two residential apartments, each consisting of two bedrooms and one full bath, creating a diversified income stream from both commercial and residential tenants. Additional amenities include six onsite parking spaces located at the rear of the property. Surrounded by local businesses, restaurants, and neighborhood services, this asset presents a rare opportunity for investors seeking stable mixed-use income in a transit-oriented location with long-term growth potential.



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HIGHLIGHTS:

- Prime downtown Mansfield location
- Steps from Mansfield MBTA Commuter Rail Station
- Approximately 2,340 SF restaurant and bar on the first floor
- Two 2-bedroom, 1-bath residential units on the second floor
- Six onsite parking spaces/ public parking across the street
- Mixed-use income-producing asset
- Strong visibility and walkability
- Zone: B1 Central Business District



DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
2025 Population	17,439	76,815	347,553
2025 Households	7,056	28,581	130,736
Avg. Household Income	\$141,998	\$154,371	\$146,403
Daily Traffic Count:	8,677		

