



861 Edgell Rd

861 Edgell Rd, Framingham, MA 01701



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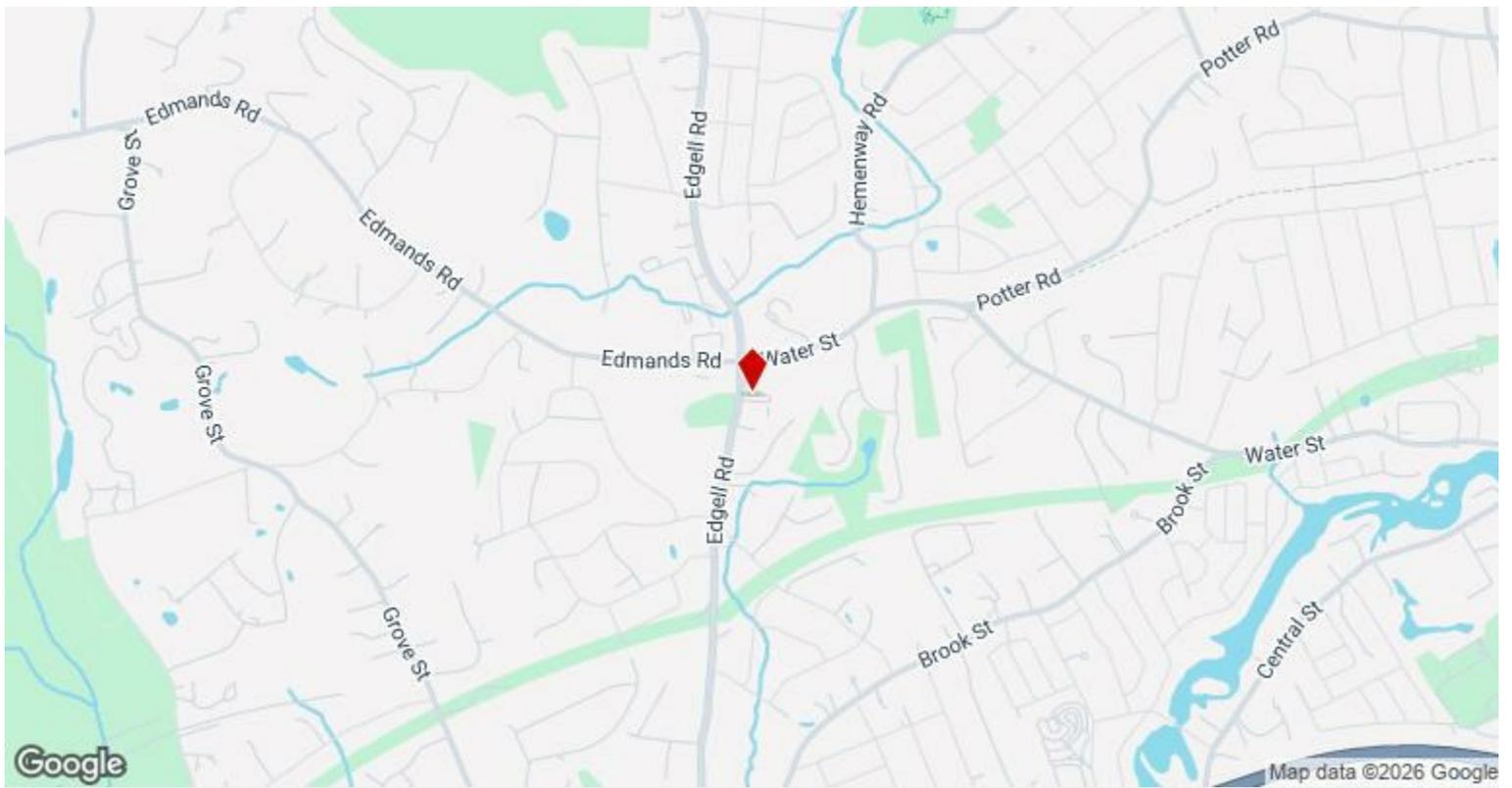
\$3,999,000

The Prosperity Group is pleased to present the exclusive opportunity to acquire 861 Edgell Road, a 16,535 square foot commercial building on 1.04 acres in Framingham, Massachusetts. The property offers a versatile mix of retail and office space, ample on-site parking, and excellent visibility along a well-traveled corridor. With flexible layouts that accommodate a range of tenants or owner-user possibilities, the building provides both income potential and long-term stability. Strategically located in the heart of MetroWest, the Property benefits from convenient access to Route 9, I-90 (Mass Pike), and I-495. Framingham is a thriving community and regional hub for employment, education, and retail, drawing consistent demand from businesses and consumers alike. This offering presents investors and owner-occupants a rare opportunity to secure a well-positioned, multi-use asset with scale, parking, and strong...

- Ample on-site parking
- Excellent visibility along a well-traveled corridor
- With flexible layouts that accommodate a range of tenants or owner-user possibilities



Price:	\$3,999,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.74%
Lot Size:	1.04 AC
Gross Building Area:	20,000 SF
Sale Conditions:	Investment Triple Net
No. Stories:	2
Year Built:	1974
Tenancy:	Multi
Parking Ratio:	3.51/1,000 SF
Zoning Description:	B-2
APN / Parcel ID:	FRAM-000037-000034-006470



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Property Photos



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861 Edgell Road Framingham Massachusetts Job 36696 Drone 0003 print

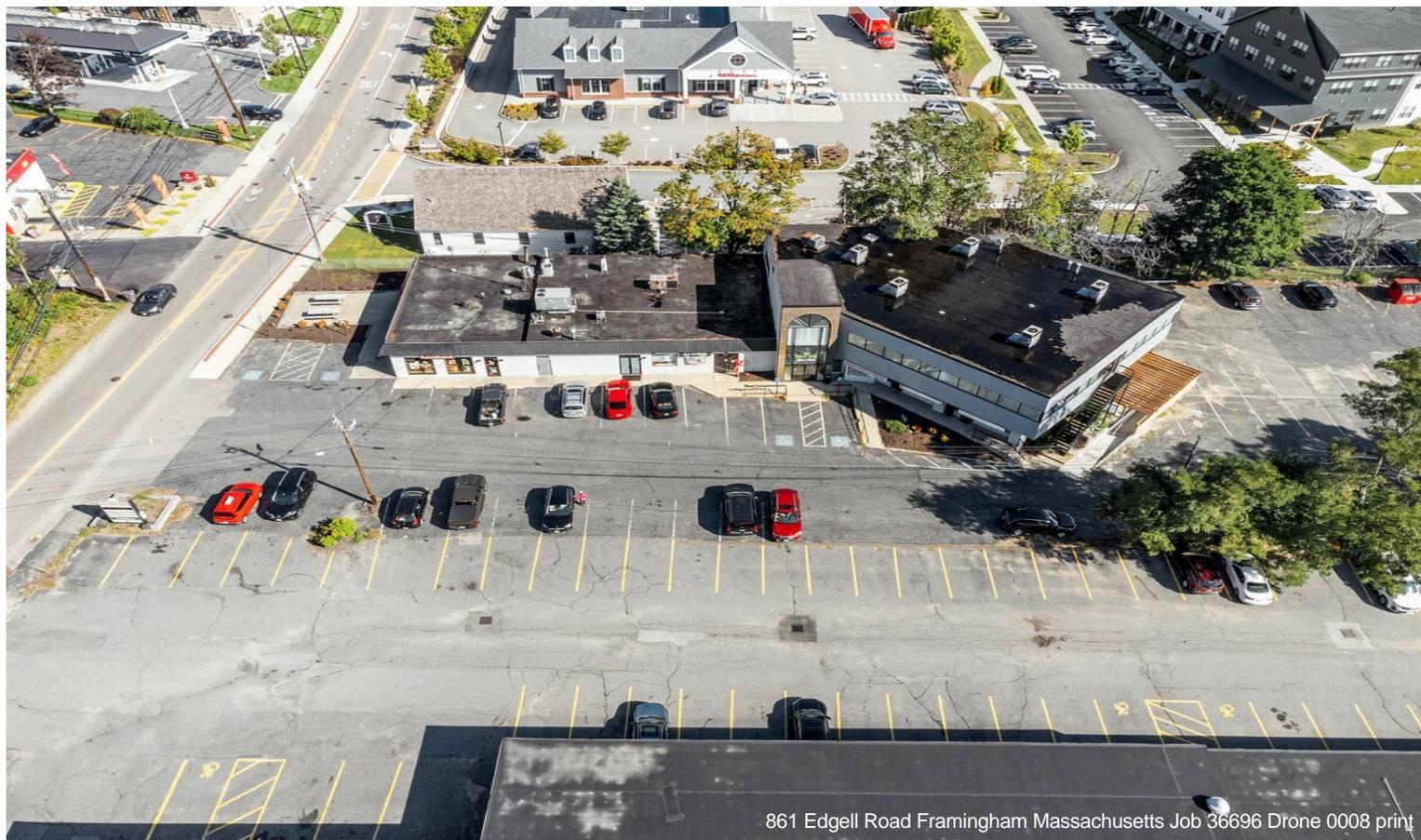
Property Photos



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861 Edgell Road Framingham Massachusetts Job 36696 Drone 0009 print

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861 Edgell Road Framingham Massachusetts Job 36696 Drone 0001.MLS

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861 Edgell Road Framingham Massachusetts Job 36696 Drone 0002 MLS



861 Edgell Road Framingham Massachusetts Job 36696 Drone 0003 MLS

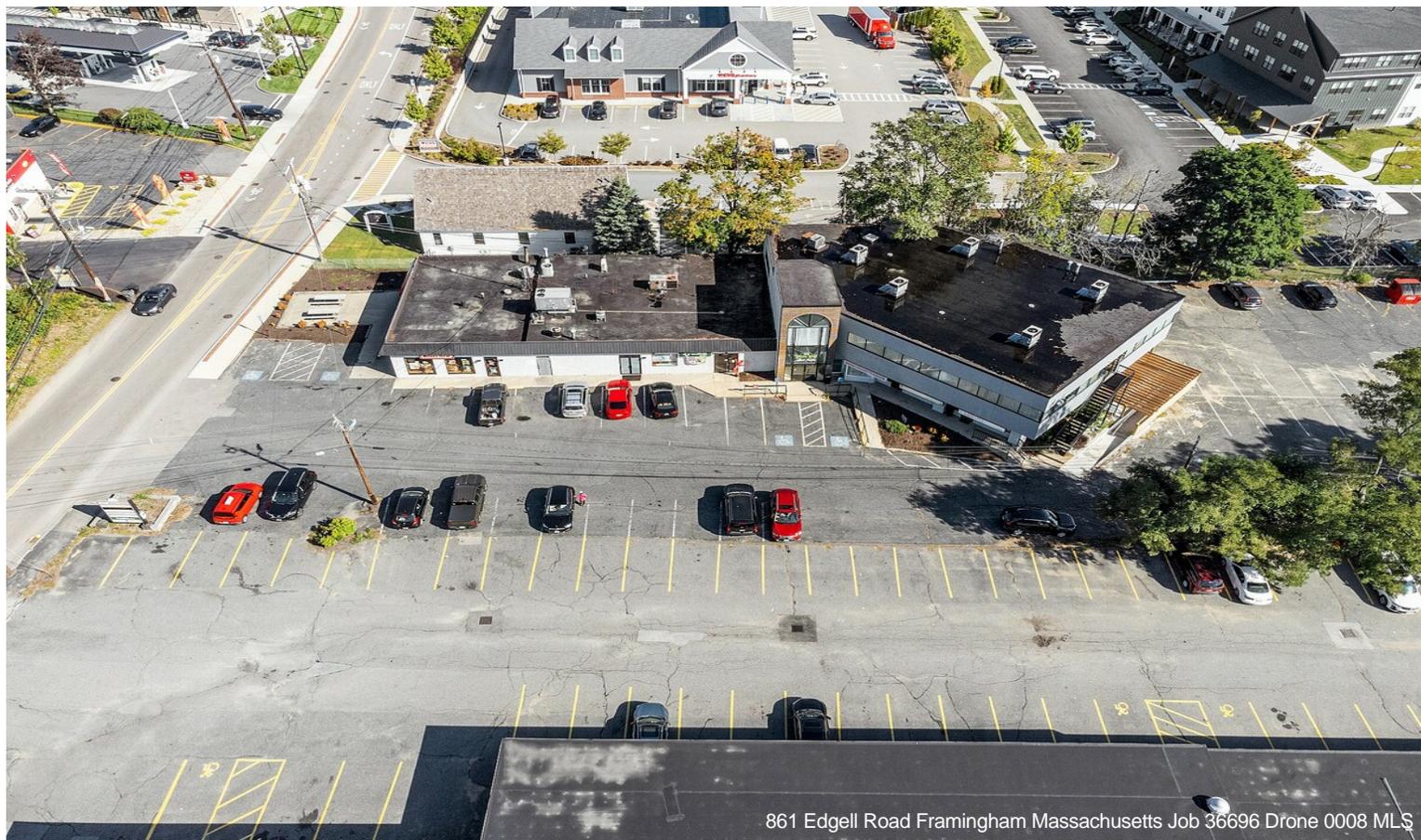
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