

Confidential Investment Offering

GREATER BOSTON
COMMERCIAL PROPERTIES INC.

www.greaterbostoncp.com



94 Main Street
Northborough, MA

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PROPERTY FACTS

Sale Type..... Investment or Owner User

Rentable

Building Area 10,772 Sq. Ft.

Property Type Flex

No. Stories 3

Property Subtype Light Manufacturing

Year Built 1900

Building Class C

Parking Ratio 4.27/1,000 SF

Lot Size..... 1.71 AC

No. Drive In /

Grade-Level Doors..... 4

Zoning..... BE - Business East (BE)

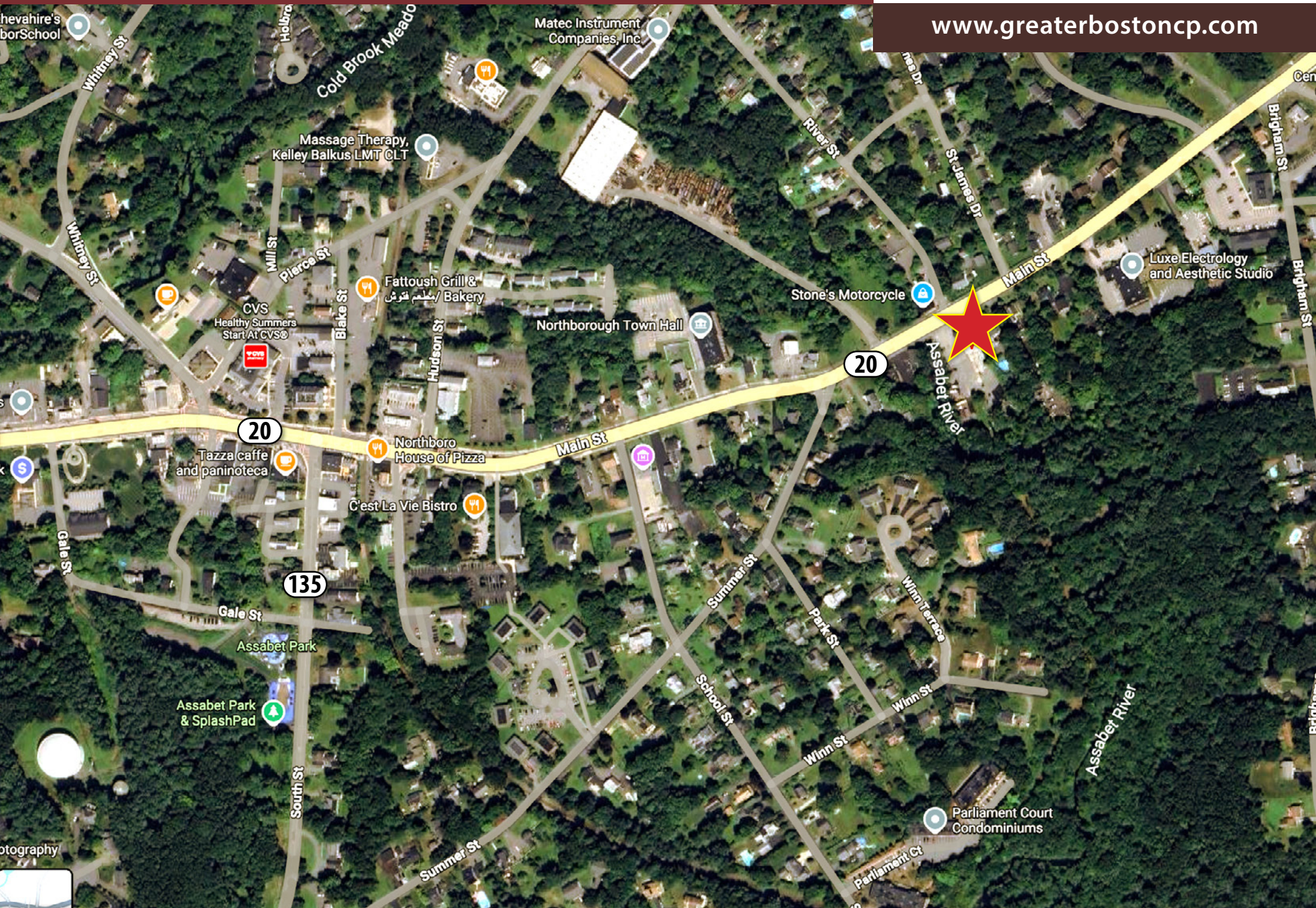
- 24 Hour Access
- Signage
- Storage Space



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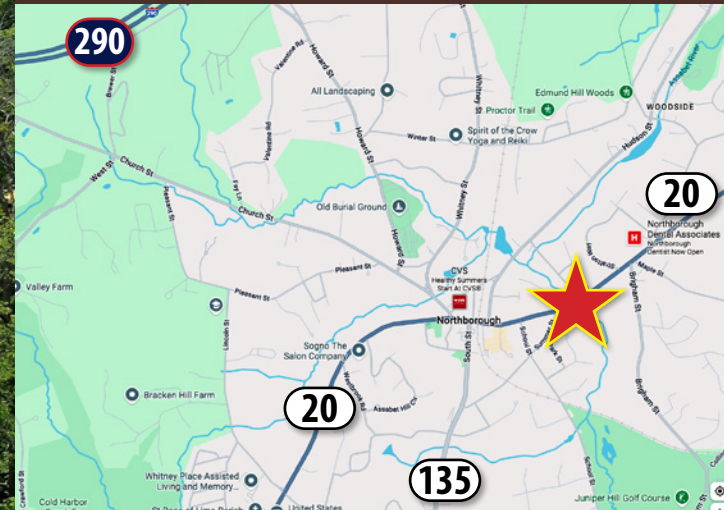
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Premium Location

- Located right on Route 20
- Easy Access to Routes 290 and 495



Rent Roll

Tenant	Monthly Rent	Sq. Ft.	Current PSF	Current	Projected PSF	Projected
Balloons All Over	\$850	320	\$31.88	\$10,200	\$31.88	\$10,200
Bill's Barber Shop	\$1,050	680	\$18.53	\$12,600	\$18.53	\$12,600
Burnett Trailer	\$800			\$9,600		\$9,600
IGH Trucking, Inc.	\$350			\$4,200		\$4,200
ForceField Gym	\$2,550	2,400	\$12.75	\$30,600	\$20.00	\$48,000
Matt Dillon D Signs	\$1,250	1,600	\$9.38	\$15,000	\$20.00	\$32,000
Natural Landscape	\$1,000			\$12,000		\$21,000
P Murray Apt Process Check Separately	\$1,200			\$14,400		\$14,400
T&R Carpet	\$1,500	1,140	\$15.79	\$18,000	\$15.79	\$18,000
T Bus	\$350			\$4,200		\$4,200
Wallace Trailer Carol Wallace	\$850			\$10,200		\$10,200

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Expenses

	Current	Projected
Insurance	\$7,633	\$7,633.32
Real Estate Taxes	\$14,455	\$14,454.85
Utilities (Avg Year)	\$16,308	\$16,308.00
Plowing		\$5,000
General Maintenance		\$12,000
Total	\$38,396	\$55,396
Gross Revenue	\$141,000	\$184,400
Gross Expenses	\$38,396	\$55,396
NOI	\$102,604	\$129,004
Price	\$1,395,000	\$1,395,000
Cap Rate	7.4%	9.2%



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Located directly on Route 20 near Northborough Center

Contact Exclusive Agents:



James H. Keefe

Vice President

james@greaterbostoncp.com

508-948-3474

Graduated from Providence College in 2006 after graduating from St. Sebastian's School. James is a native of Wellesley, MA and began his career in commercial real estate with CBRE, working in property management. James worked for eight years in private wealth management where he helped clients minimize their taxes when selling real estate. James' core focus is investment sales along the Route 9 and Route 1 corridors.



Bret O'Brien

President

bret@greaterbostoncp.com

508-925-7477

Obtained a Bachelor of Science in business from Cornell University in 2001, which he immediately put to use brokering transactions in the I-495 market. In March of 2011, he founded Greater Boston Commercial Properties, Inc. Bret offers his clients eighteen years of experience, specializing in investment sales. He lives in Northborough, Ma with his wife and five children.