

138-142 Fisher Street Westborough, MA

GREATER BOSTON
COMMERCIAL PROPERTIES INC.

www.greaterbostoncp.com

Property Info:

142 Fisher Street

- 8,760 Sq. Ft.
- 5 Drive-in Doors
- Plenty of Yard Space
- 2.4 Acres
- Zoning – IB

Notable uses by right include manufacturing, processing & warehouse, solar, indoor/outdoor recreation, animal kennel or hospital, brewery/distillery and nursery/greenhouses. One unit previously used for auto repair.

138 Fisher Street

- 1,790 Sq. Ft.
- 8 Rooms
- 3 Bedroom
- 1.5 Bath
- 0.35 Acres
- Zoning - IB

Available for an additional
\$500,000



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142 Fisher Street, Westborough

Tenants	Monthly	Annual
Boston Contract Drilling, LLC	\$ 5,834.95	\$ 70,019.40
Ceciliano Marble & Granite	\$ 4,000.00	\$ 48,000.00
Projected Yard Space	\$ 3,000.00	\$ 36,000.00
Income	\$ 12,834.95	\$ 154,019.40
Expenses		
Real Estate Taxes		\$ 12,923.55
Water		\$ 2,493.41
Electric		\$ 15,844.71
Tenant Electric Reimbursment		
Boston Contract Drilling, Electricity	\$ 250.00	\$ 3,000.00
Ceciliano Marble & Granite Electricity	\$ 500.00	\$ 6,000.00
Total	\$ 750.00	\$ 9,000.00
Total Electric		\$ 6,844.71
Total Real Estate Taxes		\$ 6,358.84
Total Water		\$ 2,493.41
Projected Plowing/Landscaping		\$ 10,000.00
Total Income		\$ 154,019.40
Total Expenses	-	\$ 25,696.96
NOI		\$ 128,322.44
Purchase Price		\$ 1,500,000.00
Cap Rate		8.6%

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Contact Exclusive Agents:



James H. Keefe

Vice President

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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.



LEGAL DISCLAIMER:

Every effort has been made to furnish the most accurate information available on this property. However, all statements and conditions contained herein are subject to errors, omissions, prior sale or removal from the market without notice.