



REDUCED!
NOW - \$1.2M

**FOR SALE/LEASE - 22,374 S.F. BLDG. ON 32,782 S.F. LOT
269 MECHANIC ST., MARLBOROUGH, MA**

**APPROX. \$360,000 RECENT
RENOVATIONS!**



YEAR BUILT	: 1917/ 2024 RENOVATED	HEAT	: Hot air by gas (new system not included in reduced sale price)
BUILDING SIZE	: 22,374 s.f. (7,450 s.f./fl.)	HEIGHT	: 1 st & 2 nd over 12' Lower level 9' (all to be verified)
LOT SIZE	: .67 acres	ASSESSMENT	: \$780,900 (2024)
ZONING	: RB now (See page 2)	R.E. TAXES	: \$13,791 (2024)
CONSTRUCTION	: Brick	ROOF	: New rubber roof
PARKING	: Approx. 30 +	ELECTRIC	: 3 Phase per an appraisal
WATER & SEWER	: City water & sewer	LOADING	: 2 Loading docks, freight elevator Plus lower-level drive-in for equip.
Environmental	: Phase 2 done in 2008 Copy avail.		

FOR LEASE:
Lower level, with freight elevator access Asking - \$8/s.f. + utilities – 7,386 s.f. - \$4,924./m
1st floor Asking - \$10/s.f. NNN 6,989 s.f. including 976 s.f. office - \$5,824/m + NNN
2nd floor Asking - \$10/s.f. NNN 6,989 s.f. Asking \$5,824/m NNN

EXCLUSIVE LISTING BROKER ~ MARLENE ARON
508-740-0000 – cell

ma@metrowestcre.com ~ www.metrowestcre.com

The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Buyers/Lessees are advised to verify information. MWCRE represents the Seller/Lessor. MWC RE does not co-broke with Principals nor recognize representation after the first showing 12-20-24



**2017 – EXPENSES
(FULLY OCCUPIED YEAR AS IND.)**

Water & Sewer - \$518.00
Snow Removal - \$1,850.00
Heat & Electric - \$8,175.00 minimal heat
Elevator Service & repairs - \$1,405.00
Repairs and maintenance - \$4,609.00

ZONING

269 Mechanic Street has been an Industrial zoned site for many years. In 2019 the property was placed under agreement for an 8 unit residential townhouse-style redevelopment. The buyer paid carrying costs for 10 months and then the deal fell through. He gave the Seller copies of his project as filed with the City Council. The listing broker is in possession of the plans of that project and will share them.

The Buyer for the townhouse development was able to get the property rezoned to RB, (multifamily allowed with a SP) but was not able to get financing. The current owner has a Special Permit for a machine shop use.

Buyers must make independent evaluations on zoning and other matters regarding the use and requirements necessary for a purchase prior to negotiations or ask for a due diligence period to ascertain the information needed.

Email Marlene Aron @ ma@metrowest.com for the plans and/or Special Permit.

All information contained herein is not guaranteed for accuracy and Buyers will be allowed a due diligence period to research information required for a purchase.

Recent renovations:

- Gas piping at meter and throughout the building repaired or replaced as needed approx. \$7K
- New water heater and piping approx. \$6K
- New Eyewash/shower stations basement and first floor with recirculation system to keep water at proper temperature / per OSHA approx. \$9K
- New Heating/Cooling system entire building approx. 200K
- New camera and security system approx. \$11K
- New Fire Alarm system approx. \$25K
- New and repaired electrical, and some new lighting mostly basement approx. \$35K
- New fence for dumpster and around heating/cooling condensers, plus new fencing near driveway approx. \$16k
- New entrance/exit doors with push bars from basement and left corner of building approx. \$15K
- Repairs to get elevator to code and inspected approx. \$5K
- New carpet office area approx. \$3.5K
- New roof/Rubber 20-year warranty & decking replaced where needed approx. \$25K

RENEY, MORAN & TIVNAN

REGISTERED LAND SURVEYORS
75 HAMMOND STREET - FLOOR 2
WORCESTER, MA 01610-1723
PHONE: 508-752-8885
FAX: 508-752-8895
RMT@HSTGROUP.NET

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MORTGAGE INSPECTION PLAN

NAME JAMES W. FERRECCHIA

LOCATION 269 MECHANIC STREET

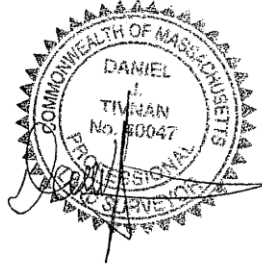
MARLBOROUGH, MA

SCALE 1" = 60' DATE 05-20-08

JOB # 05-223-08

REGISTRY MIDDLESEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).
NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



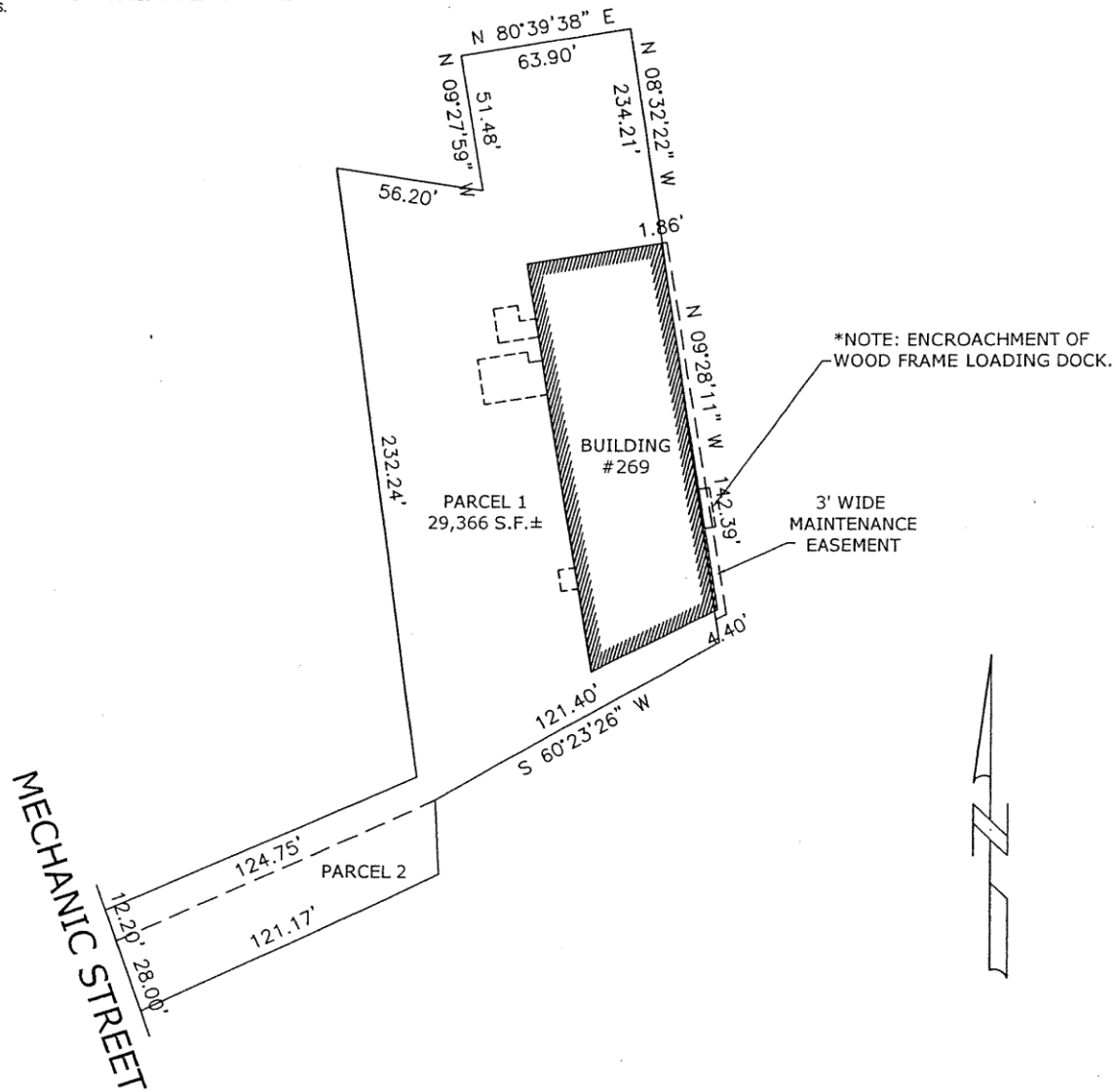
DEED BOOK/PAGE 32779/138-139

PLAN BOOK/PLAN 20148-450

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

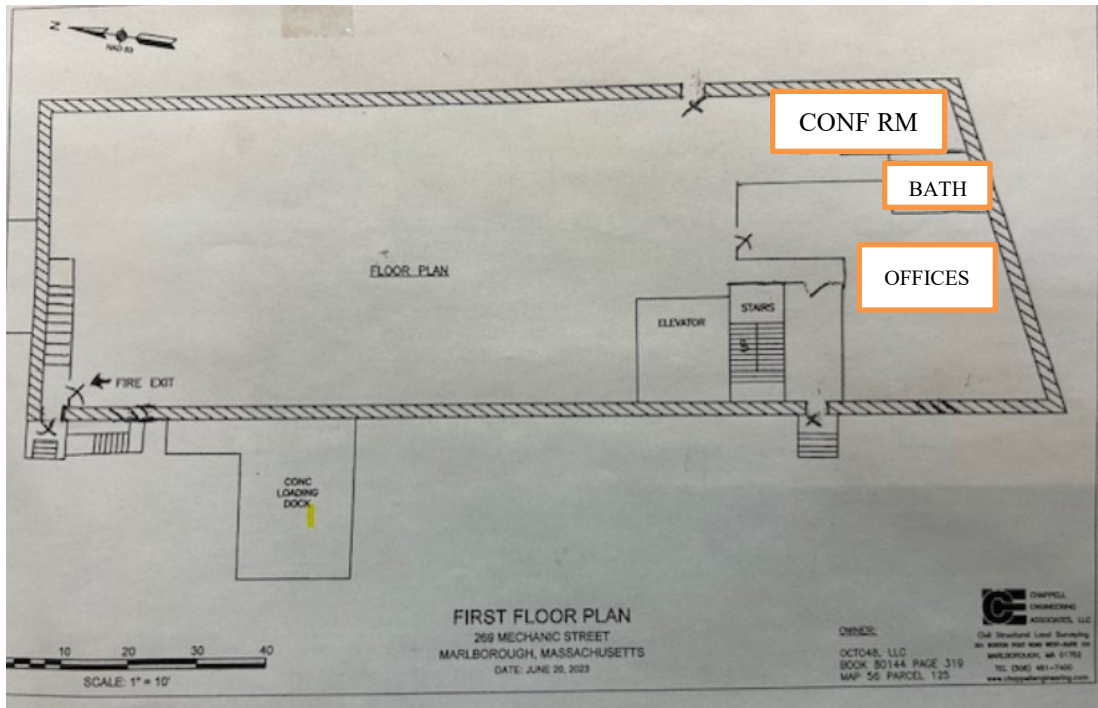
15 B DTD 01-06-82

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: MOUNTAIN, DEARBORN & WHITING, LLP
REQUESTED BY: HENRY W. BETH

DRAWN BY: CPM
CHECKED BY:



269 MECHANIC STREET MARLBOROUGH, MA

Building Details: Building # 1

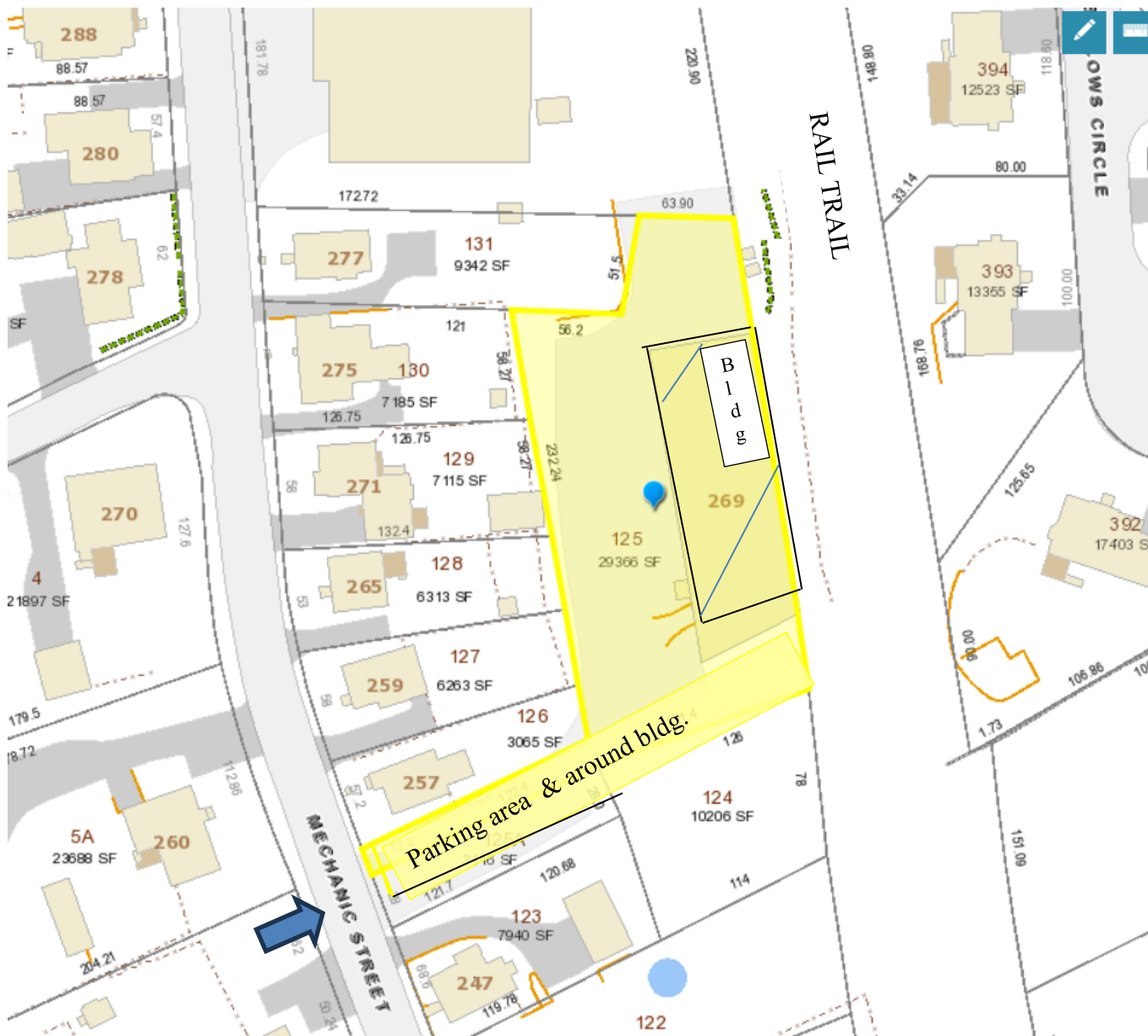


Model: Industrial	Int Wall Desc 1: Minimum
Living Area: 14772	Int Wall Desc 2:
Appr. Year Built: 1917	Ext Wall Desc 1: Brick
Style: Industrial Flex	Ext Wall Desc 2:
Stories: 2	Roof Cover: Tar & Gravel
Occupancy: 2	Roof Structure: Gable or Hip
No. Total Rooms:	Heat Type: Hot Air Ducted
No. Bedrooms: 00	Heat Fuel: Gas
No. Baths: 0	A/C Type: Partial
No. Half Baths:	

S.F. noted above is for the first and second floor and does not include ground level.

FROM SPECIAL PERMIT:

Operations. All manufacturing activities shall take place indoors. All loading and unloading shall take place within the Site and not on Mechanic Street. No deliveries of materials or equipment to the Site, and no shipments from the Site, shall be permitted on Saturday or Sunday. The maximum hours for manufacturing activities (excluding administrative and maintenance operations, and employees arriving and leaving before and after shifts) shall be Monday through Saturday from 7:00 AM to 6:00 PM. The overnight parking of commercial vehicles (including trucks and trailers) on the Site is prohibited, except for commercial vehicles owned or used by the Applicant as part of the Use. Any currently parked commercial vehicles on the site shall be removed from the site prior to commencing Use operations.



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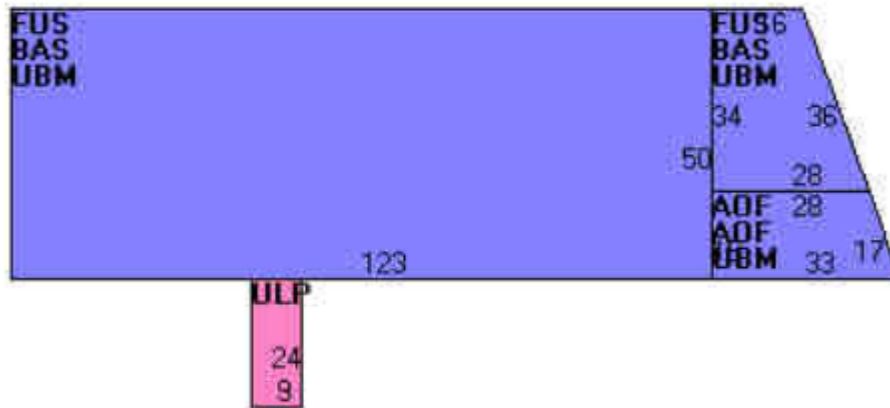
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Note : Other descriptions show 7,450 s.f. per floor

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,898	6,898
FUS	Finished Upper Story	6,898	6,898
AOF	Office	976	976
UBM	Unfinished Basement	7,386	0
ULP	Unfinished Loading Platform	216	0
		22,374	14,772

Building Layout



The current property owner has changed his business model and is open to offers that could include some of the on-site machine shop equipment.

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