

**FOR SALE**  
**ASKING - \$389,900**

125 Waverly Street is an approx. 1,270 s.f. single-story retail building currently leased by Friendly Pizza, serving Gourmet Pizza, Calzones and sides.

Subject to existing lease. Short lease terms to be disclosed with an NDA signed.

No equipment will be included. Tenant has first right of refusal.

**ASKING \$389,900**



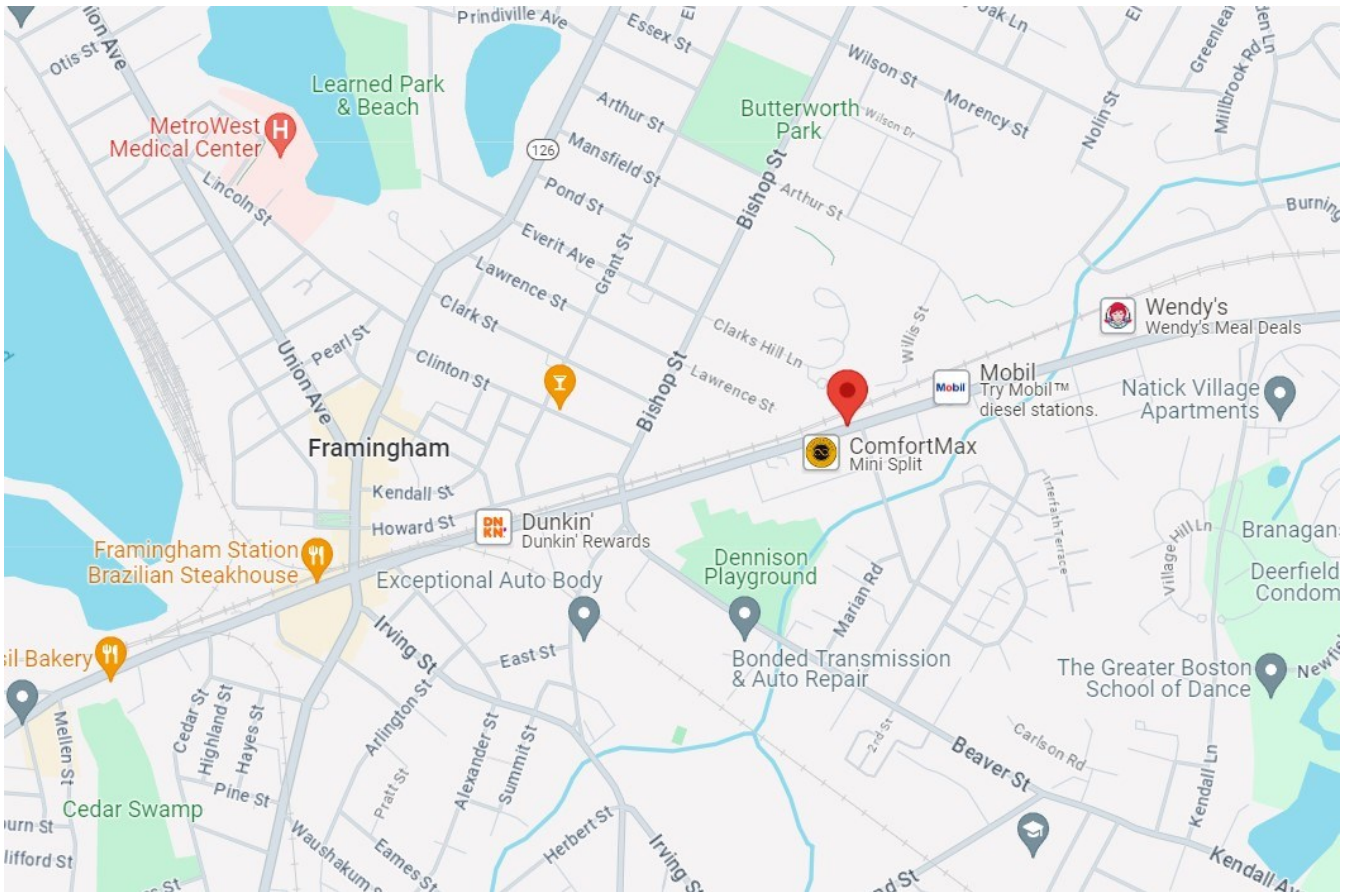
**125 WAVERLEY STREET, FRAMINGHAM, MA**

<b>Approx Building s.f.</b>	: 1,270 s.f.	<b>Year built</b>	: 1950
<b>Zoning</b>	: Business	<b>Lot Size</b>	: 0.13 acres
<b>Parking Spaces</b>	: 6-8 in shared lot	<b>Water &amp; Sewer</b>	: Town
<b>Assessment</b>	: \$241,600 (2024)	<b>R.E. Taxes</b>	: \$6,139 (2024)
<b>Heat</b>	: Forced Air by gas	<b>Exterior</b>	: Concrete Block

**Exclusive Listing Broker—Marlene Aron - Principal**

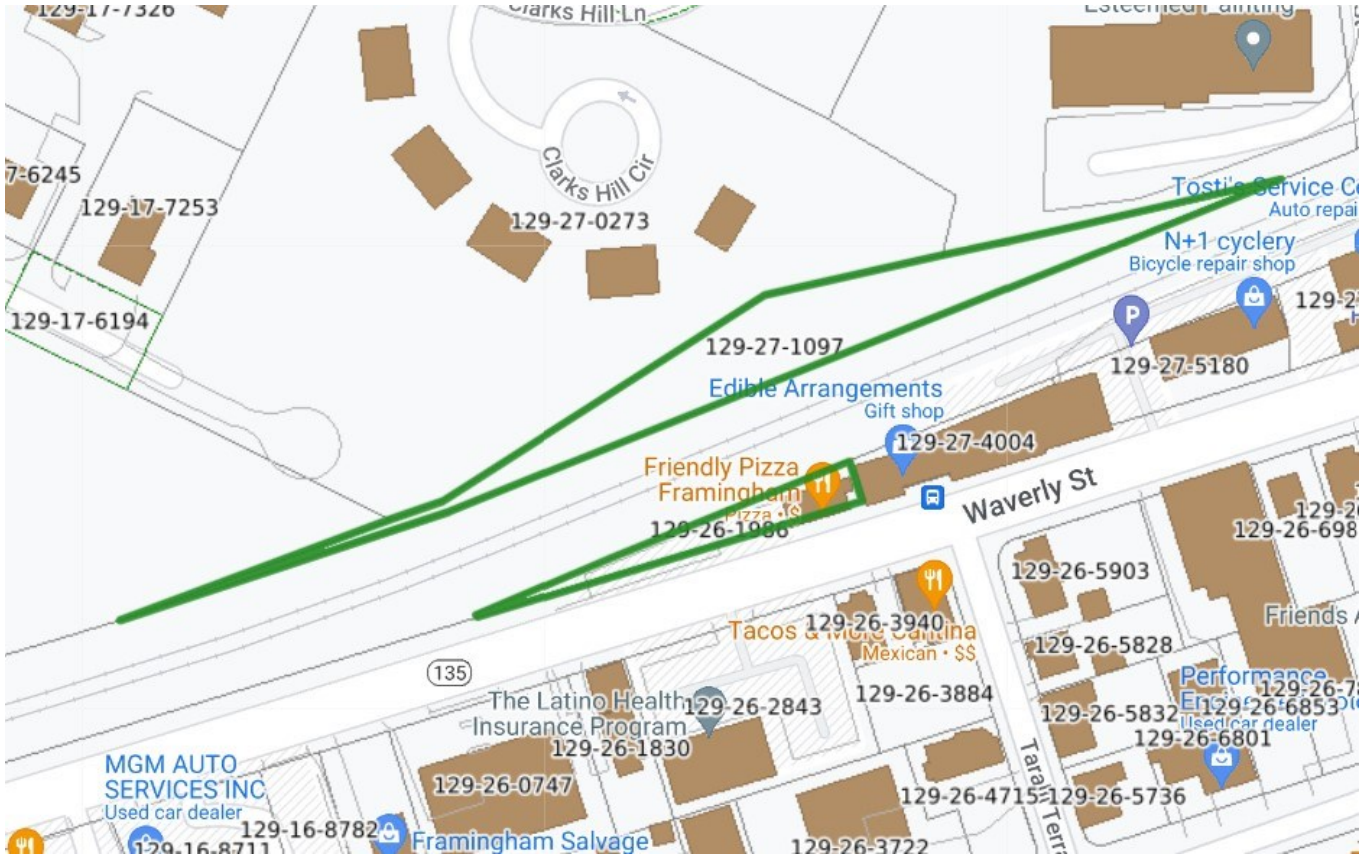
**ma@metrowestcre.com 508-740-0000**

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Buyers are expressly advised to verify all information independently prior to negotiations. MWCRE represents the SELLER.



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**Property Information**

**Use:** Restaurant/Bar

**Levels:** 1

**Total Rooms:** 0

**Full Baths:** 0

**Year Built:** 1950

**Total Area:** 1,270 SqFt

**First Floor Area:** 1,270 SqFt

**Attic Area:** 0 SqFt

**Unfinished Basement:** 0 SqFt

**Attached Garage:** 0

**Heat Type:** Forced Air

**Roof Type:** Flat

**Air Conditioned:** Yes

**Foundation:**

**Style:**

**Lot Size:** 0.13 Acres (5,619 SqFt)

**Bedrooms:** 0

**Half Baths:** 1

**Basement Type:** Slab

**Total Living Area:** 1,270 SqFt

**Addl. Floor Area:** 0 SqFt

**Finished Basement:** 0 SqFt

**Total Basement:** 0 SqFt

**Other Garage:** 0

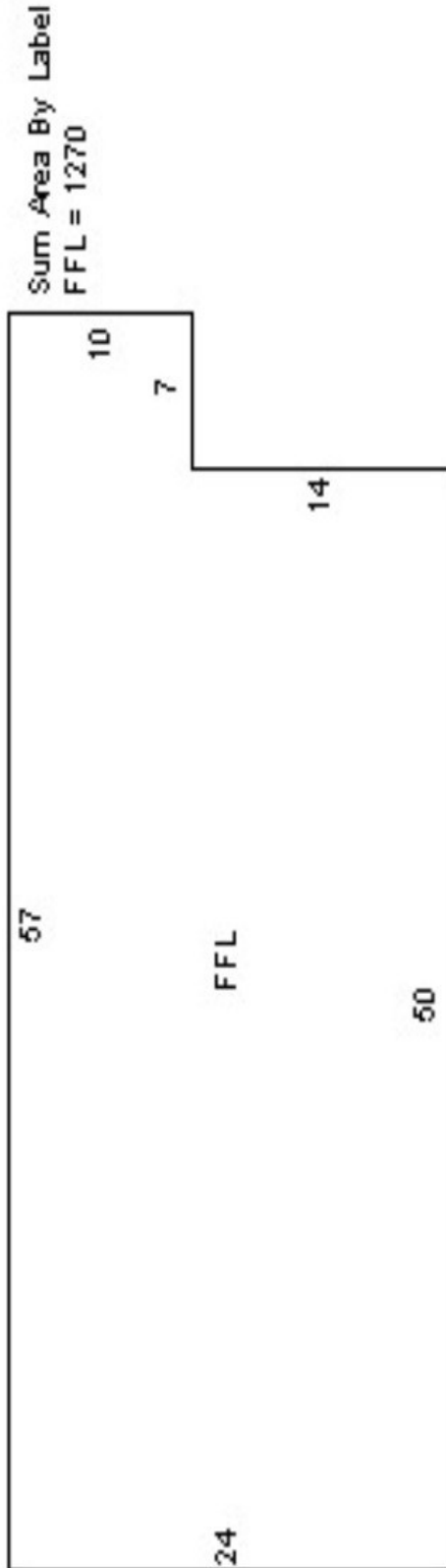
**Fuel Type:** Natural Gas

**Exterior:** Concrete Block

**Fireplaces:** 0

**Condition:** Fair

The above information is from the City records. There are 2 bathrooms and Restaurant/Bar is a use code. There is no bar or liquor license. All equipment is owned by the Tenant.





# Zoning



USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 <sup>3</sup>	B-4	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	CMU	Parking code
<b>1. RESIDENTIAL</b>																
A. Single-family Detached Dwelling	Y	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	N	1
B. Two-family Dwelling <sup>8</sup>	N	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	N	N	N	N	N	N	N	2
C. Multi-family Dwelling	N	N	N	N	N	N	Y <sup>10</sup>	N	N	N	N	N	N	N	N	2
D. Artist Live/Work/Gallery	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	2
USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 <sup>3</sup>	B-4	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	CMU	Parking code
E. Mixed-use	N	N	SPP	SPP	SPP	Y	Y <sup>9</sup>	SPP	N	N	N	N	N	N	Y <sup>16</sup>	*
F. Mixed-use Complex	N	N	N	SPP	SPP	Y	Y <sup>9</sup>	SPP	N	N	N	N	N	N	Y <sup>16</sup>	*
G. Assisted Living or Congregate Living Housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	N	3
<b>2. RESIDENTIAL ACCESSORY</b>																
A. Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	30
B. Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	7
C. Large Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	7
D. Accessory Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	none
E. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	none
F. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	none
G. Amateur radio tower	Y	Y	Y	Y	Y	SPP	Y	Y	Y	Y	N	N	N	N	N	none
H. Limited Accessory Structures	Y	Y	Y	Y	Y	SPP	Y	Y	Y	Y	N	N	N	N	N	none
<b>3. INSTITUTIONAL AND RECREATIONAL</b>																
A. Municipal Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	23
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	none
C. Cemeteries	SPP	SPP	N	N	N	N	N	N	N	SPP	N	N	SPP	N	N	none
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	9
E. Cultural Center.	N	N	SP	SP	SP	Y	SP	N	N	N	SP	SP	N	N	SPP	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	Y	N	N	Y	Y	N	N	Y	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	Y	SP	N	SP	SP	N	N	Y	7
H. Licensed nursing, rest, or convalescent home, Hospice Facilities, and/or Nursing Care Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	N	11
I. Outdoor Recreational Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	Y	5 or 6



J. Indoor Recreational Facilities	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	Y	6	
K. Indoor Entertainment Facility	N	N	N	Y	Y	Y	Y	Y	N	N	SP	SP	N	SPP	Y	6	
L. Outdoor Entertainment Facility	N	N	N	N	SPP	SPP	N	N	N	N	SPP	SPP	Y	-	Y	6	
M. Cultural and Educational Centers	N	N	SPZ	Y	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	Y	13	
N. Center for Performing Arts	N	N	SPP	Y	Y	Y	Y	Y	SPP	N	N	N	N	SPP	Y	13	
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	SPP	N	N	Y	Y	N	Y	Y	23	
<b>4. AGRICULTURAL</b>																	
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPP	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	17	
B. Farms and/or Agriculture	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	none	
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	SPZ	19
<b>5. COMMERCIAL</b>																	
A. Business or Professional Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	15	
B. Medical Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	Y	14	
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	Y	16	
D. Retail Services <sup>12</sup>	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	-	Y	19	
E. Retail Stores/Custom Work shops	N	N	Y	Y	Y	Y	SPP	Y	N	Y	Y	Y	N	-	Y	19	
F. Service Establishment	N	N	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	Y	18	
G. Veterinary Services	N	N	SP	SP	SP	Y	SP	Y	N	N	SP	SP	N	-	Y	14	
H. Undertaker or funeral establishment.	N	N	SP	SP	SP	Y	SP	Y	N	N	SP	SP	N	N	N	26	
I. Workshop	N	N	SP	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	N	21	
J. Restaurant	N	N	SP	Y	Y	Y	Y <sup>11</sup>	Y	SP	N	SP	SP	N	-	Y	9	
K. Fast Food Establishment	N	N	SPP	SPP	SPP	SPP	Y	SPP	N	N	N	N	N	-	SPP	10	
L. Brew Pubs	N	N	SP	SP	Y	Y	Y <sup>11</sup>	Y	N	N	N	N	N	N	Y	10	
M. Accessory drive-thru for financial institution	N	N	SPP	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	N	-	N	None	
N. Accessory Drive-thru for Fast Food Establishment or Pharmacy	N	N	N	N	SPP	SPP	N	SPP	N	N	N	N	N	-	N	None	
O. Personal Health and Exercise Facility, or Health Club.	N	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	Y	6	
P. Gasoline service station	N	N	N	N	SP	SPP	N	SP	N	N	N	N	N	N	N	21	
Q. Parking facility	N	N	N	N	SPP	N	SPP	SPP	N	N	SPP	SPP	N	-	SPP	None	
R. Radio or Television Studio	N	N	N	SP	SP	SPP	SP	Y	N	N	Y	Y	N	Y	Y	24	
T. Carwash	N	N	N	N	SPP	SPP	N	SPP	N	N	SPP	SPP	N	N	N	27	
U. Automobile Repair	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	21	
V. Automobile Dealer	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	22	
W. Motel	N	N	N	N	SPP	N	N	SPP	N	N	SPP	SPP	N	N	N	4	
X. Hotel	N	N	N	N	SPP	N	SPP	SPP	N	N	SPP	SPP	N	N	SPP	4	



USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 <sup>3</sup>	B-4	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	CMU	Parking code
<b>6. <u>MANUFACTURING AND INDUSTRIAL</u></b>																
<b>A. Research, Development &amp; Laboratories<sup>13</sup></b>	N	N	N	SP	SP	SPP	SP	SP	N	N	Y	Y	N	Y	Y	25
<b>B. Wholesale Business</b>	N	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	SPP	24
<b>C. Processing, assembly and manufacturing<sup>14</sup></b>	N <sup>15</sup>	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	Y	25
<b>D. Commercial Dealers</b>	N	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	SPP	24
<b>E. Retail and wholesale ice dealers</b>	N	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	N	24
<b>G. Bottling works</b>	N	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	SPP	25
<b>H Stone or Monument Works</b>	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	25
<b>I. Large scale printing and printing presses</b>	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	25
<b>J. Delivery services</b>	N	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	SPP	24
<b>K. Indoor recycling facility</b>	N	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	25
<b>L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility</b>	N	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	25
<b>M. Storage and distribution facility</b>	N	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	N	24
<b>N. Artisan Production/Creative Enterprise</b>	N	N	N	Y	Y	Y	Y	Y	SPP	N	N	N	N	N	SPP	
<b>O. Brewery, Distillery, or Winery with Tasting Room</b>	N	N	N	SPP	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	SPP	25

1 No individual establishment shall exceed 3,000 square feet in gross floor area per establishment and no building or structure shall exceed 6,000 square feet in gross floor area in the B-1 District, except as regulated herein. The gross floor area of individual establishments for purposes of this District shall exclude all or part of the area used for ancillary storage space which is secondary and incidental to the allowed principal use, such that the excluded area may not exceed 50 percent of the area of the principal use. The Planning Board may, by special permit, grant approval for individual establishments which exceed 3,000 square feet in gross floor area per establishment, subject to the following requirements: 1) The individual establishment shall be located within a building or structure in existence prior to the establishment of the property within a B-1 zone, where such building exceeded 6,000 square feet in gross floor area at such time; 2) No special permit for size may be issued for individual establishments to exceed 50 percent of the existing building gross floor area, and in no event may a special permit be issued for individual establishments in excess of 10,000 square feet per establishment.

2 No individual establishment shall exceed 8,000 square feet in gross floor area per establishment and no building or structure shall exceed 8,000 square feet in gross floor area in the B-2 District, except as regulated herein. Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area. The Planning Board may, by special permit, grant approval for individual establishments with 8,000 or greater than 8,000 square feet of gross floor area per establishment up to a maximum size of 50,000 square feet in gross floor area per establishment and may, by special permit, grant approval for a building or structure up to a maximum of 60,000 square feet in gross floor area.

3 Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater.

4 Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater. A special permit for used car dealers may not be granted in the Central Business District unless it is a renewal of an existing valid



<sup>5</sup> See Section II.E for further provisions regarding the uses allowed in the Planned Reuse District.

<sup>6</sup> In no case shall the Zoning Board of Appeals issue a special permit for use on any lot within this district

a) such that the gross floor area of all buildings and structures in the district exceed eighteen thousand (18,000) square feet, or  
b) such that the floor area ratio of all buildings and structures in the district exceeds one percent, whichever is the lesser. Ancillary administrative, maintenance and sanitary facilities necessary to serve the recreational uses in the District may be allowed by special permit from Zoning Board of Appeals.

<sup>7</sup> See Section II.F for further provisions regarding the uses allowed in the Technology Park District. Retail outlets, accessory to a use permitted by this section, having a gross floor area no greater than two thousand five hundred (2,500) square feet; and non-automotive commercial uses and services intended for the primary use and convenience of the employees of the Technology Park District such as restaurants, branch banks, financial services, personal services and dry cleaners, provided the same do not occupy more than two thousand five hundred (2,500) square feet each are allowed by special permit from the Planning Board.

<sup>8</sup> The Zoning Board of Appeals shall not grant a special permit for a nonconforming lot or structure. The Lot and structure shall conform to the existing area, frontage, width, setback, and lot coverage requirements applicable to the zoning districts in which they are located. Off-street parking shall be provided for both dwelling units in accordance with the requirements set forth in Section IV.B.

<sup>9</sup> Mixed use structures and mixed use complexes over 30,000 square feet shall require a special permit from Planning Board.

<sup>10</sup> Multi-family structures with over 30,000 square feet shall require a special permit from the Planning Board.

<sup>11</sup> Restaurants and Brew Pubs over 5,000 square feet shall require a special permit from the Planning Board.

<sup>12</sup> Marijuana Retailers shall only be permitted within the Marijuana Retail Overlay District. Such Marijuana Retailer shall not be located within a 500' buffer of schools, which shall be measured from boundary line of the school owned property to the boundary line the proposed location.

<sup>13</sup> **Marijuana Independent Testing Laboratory** shall be classified under **Research, Development & Laboratories** for the purposes of Section II.B.2 of the Framingham Zoning By-Law

<sup>14</sup> **Marijuana Cultivator** and **Marijuana Product Manufacturer** shall be classified under Processing, Assembly and manufacturing for the purposes of Section II.B.2 of the Framingham Zoning By-Law

<sup>15</sup> Cultivation of marijuana by a duly licensed Marijuana Cultivator, which may be a sole licensee or co-located with a licensed Marijuana Product Manufacturer

under the same ownership, shall be permitted within the R-4 Zoning District only on a parcel of land or one or more contiguous parcels of land in common

ownership, consisting of 15 acres or more, and engaged in "farming" or "agriculture" as defined in M.G.L. c. 128 §1A.. Such use(s) shall require Site Plan

review pursuant to Section VI.F. A Marijuana Product Manufacturer that is not co-located with a Marijuana Cultivator shall not be allowed in the R-4 district. A

Marijuana Cultivation facility, or a Marijuana Cultivation facility co-located with a Marijuana Product Manufacturer, shall not be located any closer than 100'

from any residential lot line and shall have a 25' wide buffered screen no more than 60' from the edge of the structure to allow the facility to blend with its

landscape.