



**REDUCED - \$1.295M\***  
**Or \$1.2M without 2 new HVAC**  
**systems on 1<sup>st</sup> & 2<sup>nd</sup> Floor**

**TOWNHOUSE or APT. REDEVELOPMENT SITE FOR SALE**  
**22,374 S.F. BLDG. ON 32,782 S.F. LOT**  
**Now Zoned RB**

**269 MECHANIC STREET - MARLBOROUGH, MA 01752**

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



PERSPECTIVE FACING ELIOT STREET

**This property was under agreement for Townhouse redevelopment before the present owner purchased the property.**

**\* If the new HVAC systems (1st & 2nd fl.) are not included price can be reduced \$30K.**

<b>YEAR BUILT</b>	: 1917/ 2024 RENOVATED	<b>HEAT</b>	: Hot air by gas 2 NEW
<b>BUILDING SIZE</b>	: 22,374 s.f. (7,450 s.f./fl.)	<b>HEIGHT</b>	: 1 <sup>st</sup> & 2 <sup>nd</sup> over 12'
<b>LOT SIZE</b>	: .67 acres		Lower level 9' (all to be verified)
<b>ZONING</b>	: RB now	<b>ASSESSMENT</b>	: \$780,900 (2024)
<b>CONSTRUCTION</b>	: Brick	<b>R.E. TAXES</b>	: \$13,791 (2024)
<b>PARKING</b>	: Approx. 30 +	<b>Environmental:</b>	Phase 2 done in 2008.
<b>ROOF</b>	: New rubber roof	<b>ELECTRIC</b>	: 3 Phase per an appraisal
<b>WATER &amp; SEWER</b>	: City water & sewer	<b>LOADING</b>	: 2 Loading docks, freight elevator Plus lower-level drive-in for equip.

**EXCLUSIVE LISTING BROKER ~ MARLENE ARON**

**508-740-0000 – cell**

[ma@metrowestcre.com](mailto:ma@metrowestcre.com) ~ [www.metrowestcre.com](http://www.metrowestcre.com)

*The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Buyers are advised to verify information. MWCRE represents the Seller. MWC RE does not co-broke with Principals nor recognize representation after the first showing 10-27-24*



# REDEVELOPMENT PLANS – FULL SET AVAILABLE

## 269 MECHANIC STREET - MARLBOROUGH, MA 01752

CONCEPT DESIGN SET - 26 JUNE 2019



PERSPECTIVE FACING ELIOT STREET



Proposed - West Elevation

SCALE: 1/8" = 1'-0"



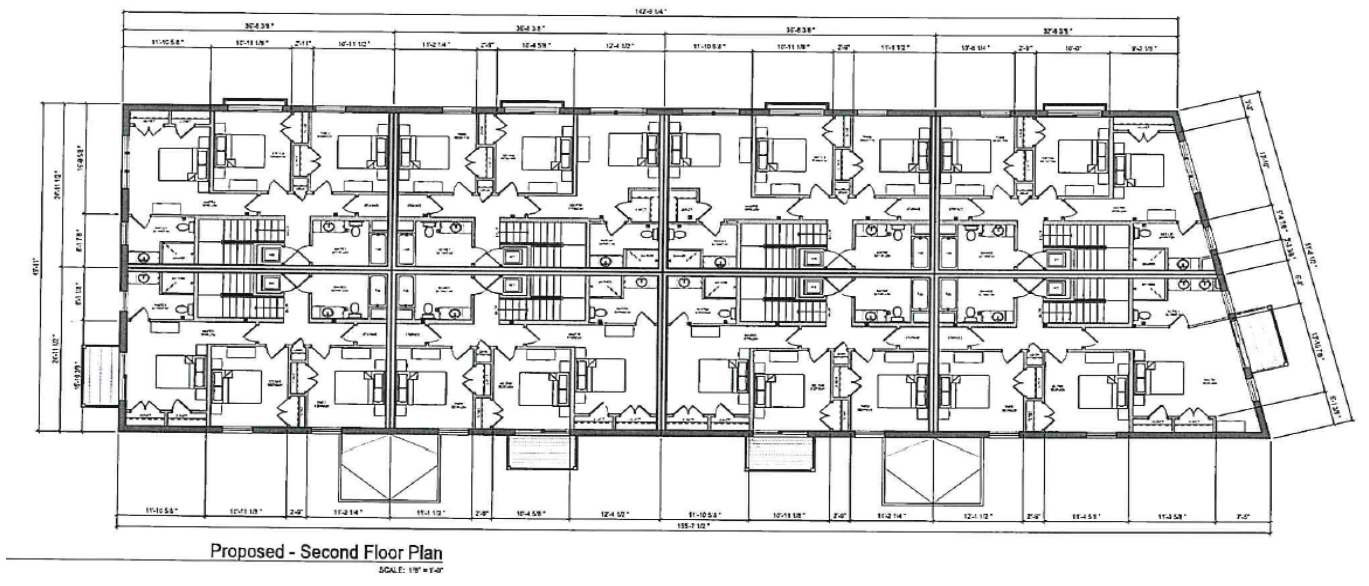
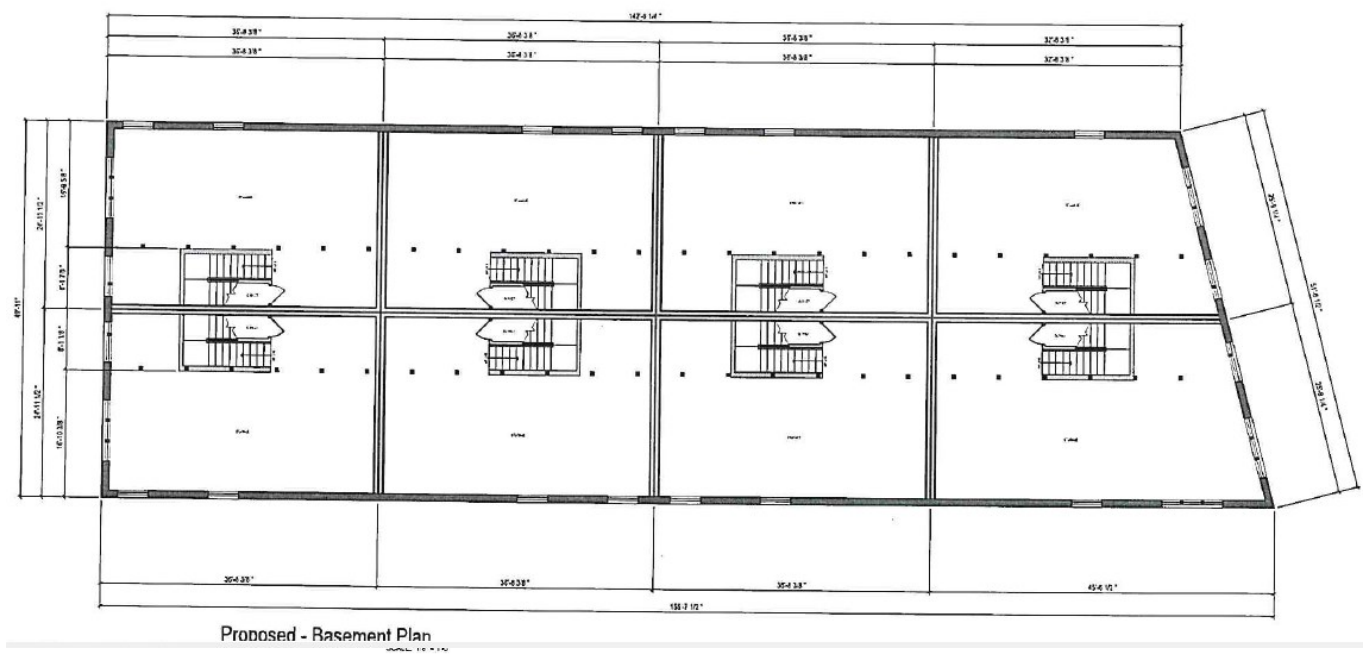
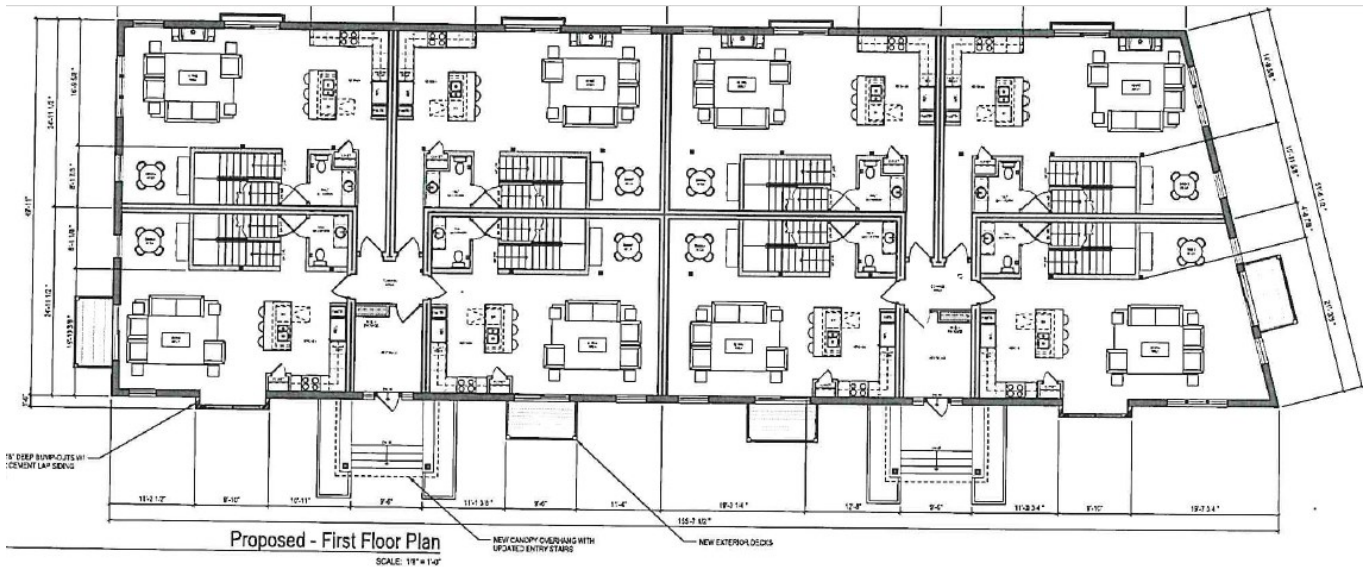
Proposed - North Elevation

SCALE: 1/8" = 1'-0"

Proposed - South Elevation

SCALE: 1/8" = 1'-0"





**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  
A Division of H. S. & T. Group, Inc.

**MORTGAGE INSPECTION PLAN**

NAME JAMES W. FERRECCHIA

LOCATION 269 MECHANIC STREET

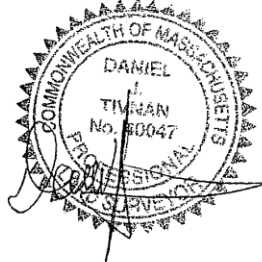
MARLBOROUGH, MA

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.



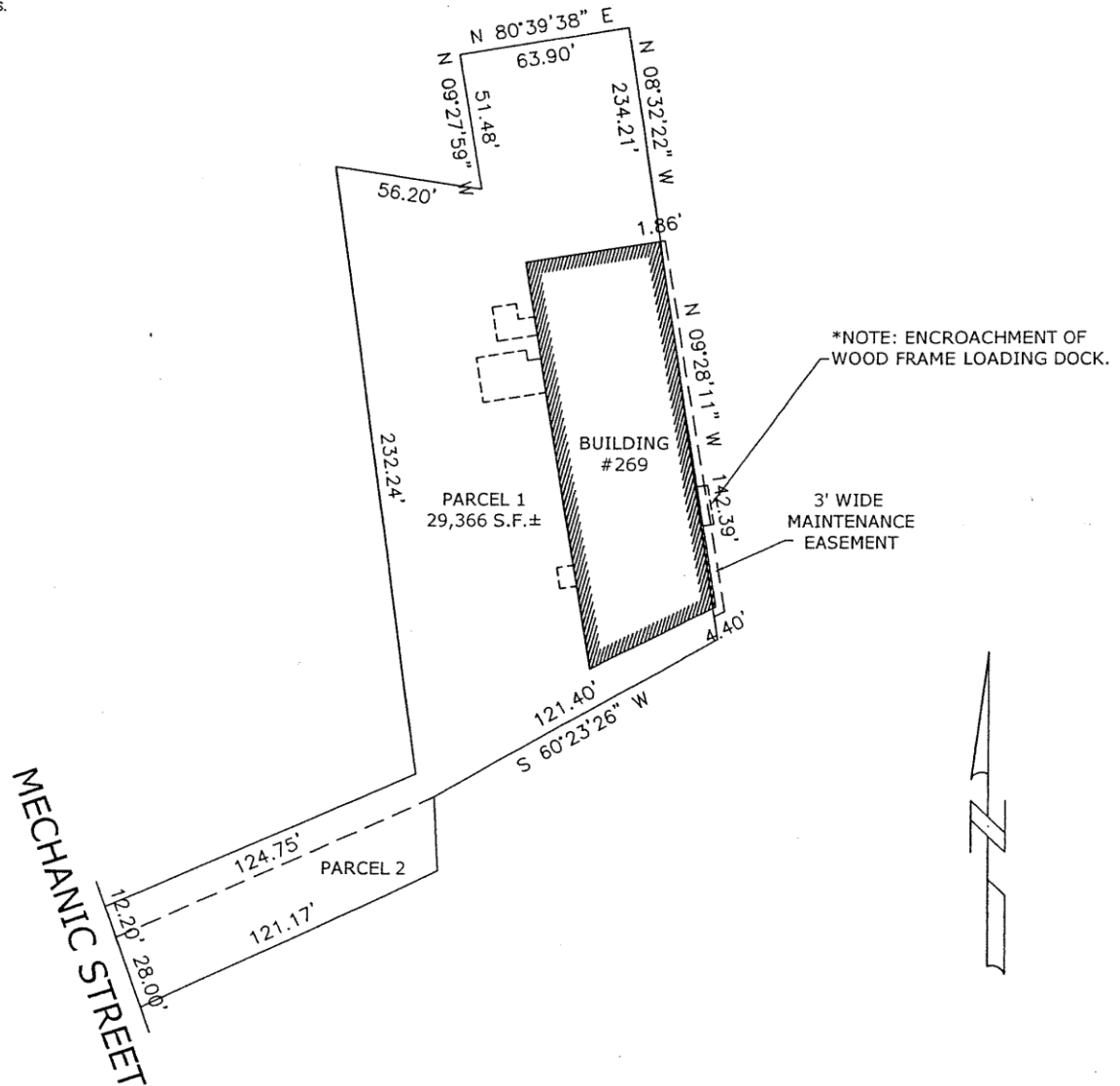
DEED BOOK/PAGE 32779/138-139

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 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](mailto:ma@metrowest.com) for the plans and/or Special Permit for current use.

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 ground level 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

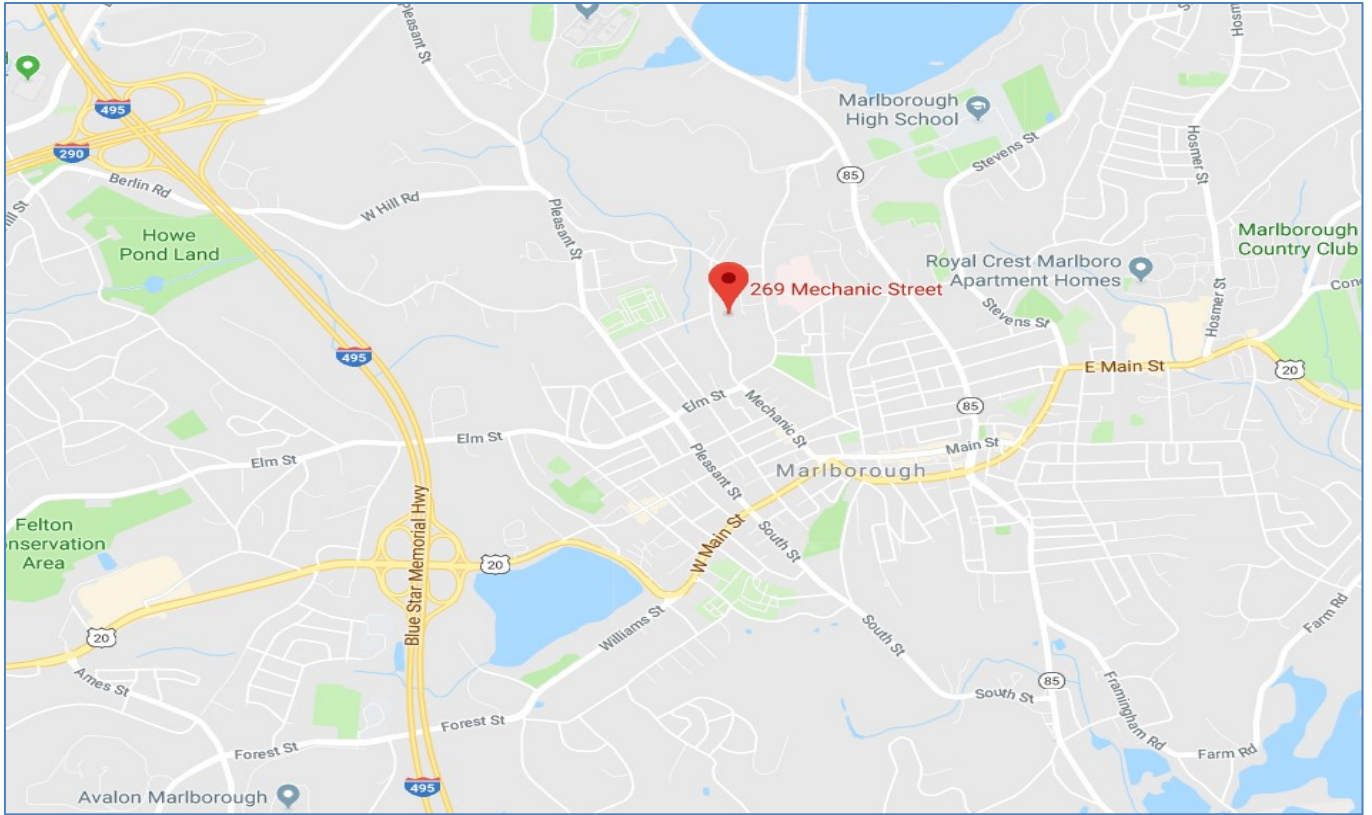
The current property owner has changed his business and is open to offers with a fast closing or subject to permitting with carrying costs paid by Buyer for a permitting contingency.

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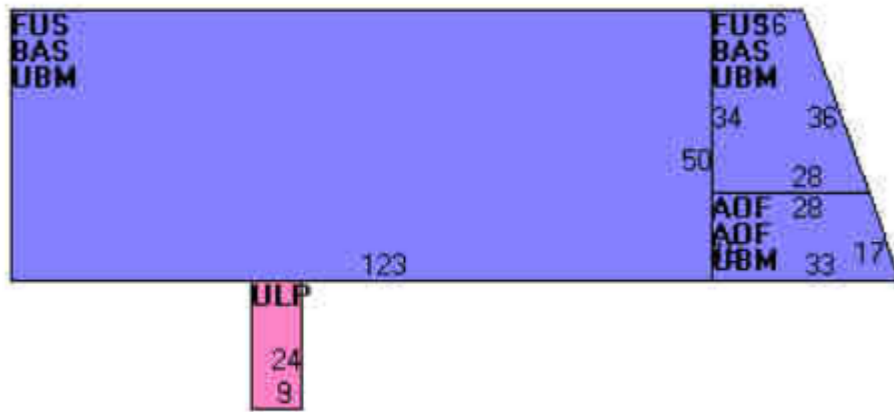
**Building Details: Building # 1**



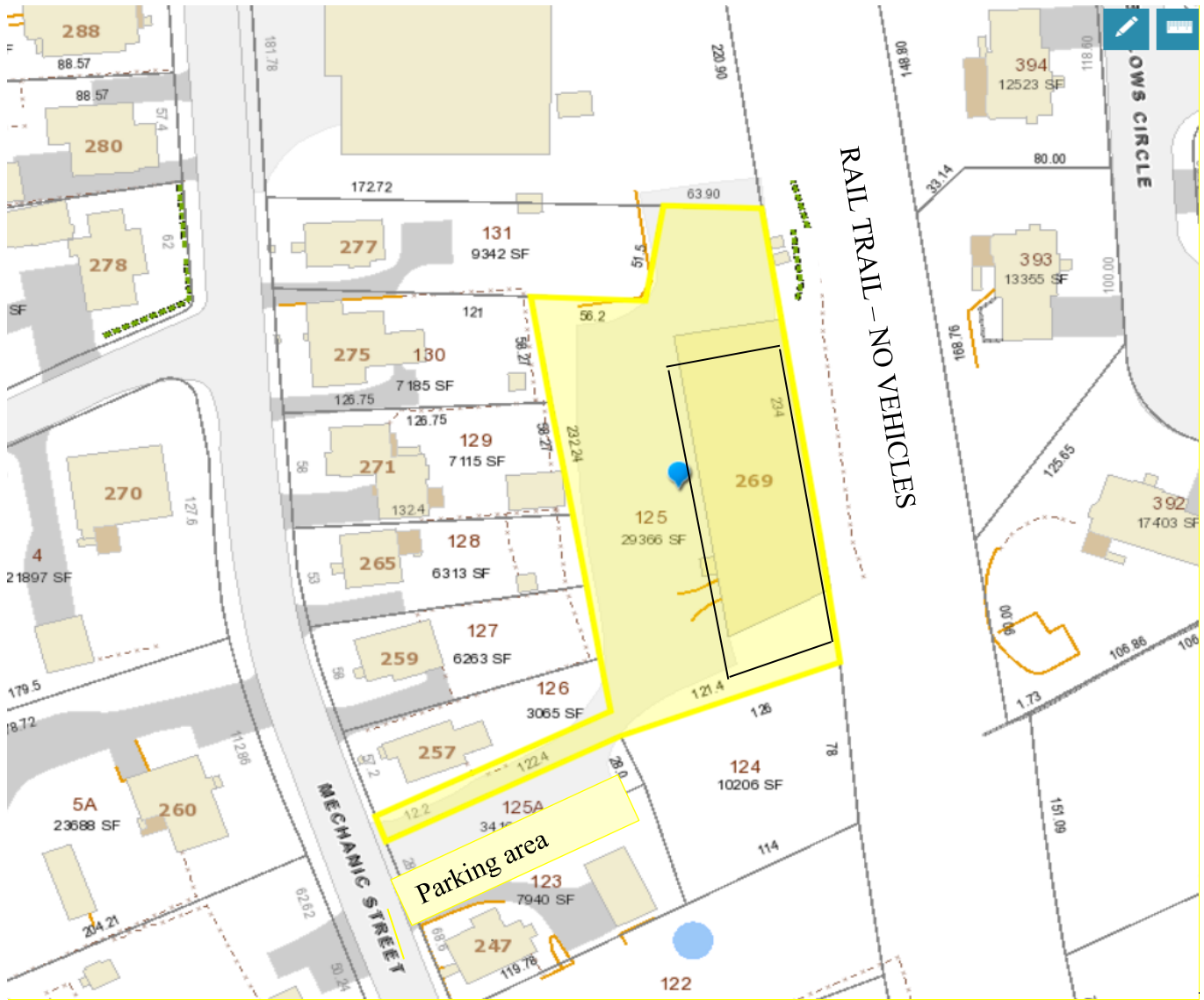
<b>Model:</b> Industrial	<b>Int Wall Desc 1:</b> Minimum
<b>Living Area:</b> 14772	<b>Int Wall Desc 2:</b>
<b>Appr. Year Built:</b> 1917	<b>Ext Wall Desc 1:</b> Brick
<b>Style:</b> Industrial Flex	<b>Ext Wall Desc 2:</b>
<b>Stories:</b> 2	<b>Roof Cover:</b> Tar & Gravel
<b>Occupancy:</b> 2	<b>Roof Structure: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

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

**Building Layout**







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

*Tours available anytime – Please call Marlene Aron at 508-740-0000*