

THE BEAUMONT BUILDING FOR SALE
ASKING - \$2.4M
15-31 HOLLIS ST., FRAMINGHAM, MA

RARE opportunity to own one of the most visible buildings in downtown Framingham at the intersection of route 135 and 126. One of the few buildings with off street parking adjacent to the city parking lot and steps away from the MBTA. Investment is flowing with an additional new upscale restaurant, luxury apartments, and supermarket.

2nd floor residential conversion would be welcomed as Framingham is embracing new residential development projects. There is parking behind the building of approx. 34 spaces, to be verified. A parking waiver may be required for redevelopment but proximity to the Train Station should make a waiver possible or Transit Oriented Development may allow a conversion without a waiver depending on the number of units and number of bedrooms.



Rt. 126 ~ 15 - 31 HOLLIS STREET, FRAMINGHAM, MA

Approx Building s.f. : 12,572 s.f. + full bsmt.	Year built : 1960 / Renovated 1990's
Zoning : Central Business	Water & Sewer : Town
Parking Spaces : Behind bldg. 34#	Exterior : Brick
Assessment : \$1,673,600 (2026)	R.E. Taxes : \$40,116 (2026)
Heat : Forced Air by gas	Sprinkler / Elevator : Sprinklered, no elevator
Roof : Unknown	

Exclusive Listing Brokers—Marlene Aron ma@metrowestcre.com 508-740-0000- Principal
Patrick Mosseso Patrick@metrowestcre.com 617-799-9565 - Associate

This is an estate sale. 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 rep-

**15-31 Hollis St.
Framingham, MA**

Rent Roll

Properties: The Beaumont - 15-31 Hollis Street Framingham, MA 01702

Units: Active

As of: 03/17/2026

Include Non-Revenue Units: No

Unit	Tags	BD/BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
The Beaumont - 15-31 Hollis Street Framingham, MA 01702															
Office		--	Eagle Auto Finance	Current			400.00	0.00	08/01/2025		08/01/2025		0.00	0	0
15		--	GMET Communications/ Cricket	Current			2,700.00	0.00	05/01/2025	10/31/2025	10/02/2024		0.00	0	0
17		--	Friends Salon and Barbering Co	Current	1,631	4,100.00	5,600.00		08/01/2025	08/31/2026	08/01/2025		0.00	2	0
17 back		--	Pinsky Nail Salon	Current	1,631	850.00	1,500.00		10/01/2022	09/30/2025	08/01/2025		0.00	0	0
27 North		--	Iglesia Bautista Quechua	Current	1,000	2,500.00	5,600.00		06/01/2022	08/31/2026	08/01/2025		0.00	0	0
27 South		--	Iglesia Palabra Viva Inc	Current	3,000	2,900.00	6,200.00		10/01/2023	09/30/2028	08/01/2025		0.00	0	0
27.5		--	Cleudimar Bazilio	Notice-Unrented		750.00	750.00	750.00	11/19/2025	11/30/2026	11/19/2025	03/31/2026	650.00	0	0
29		--	Pitbull	Current	2,200	2,400.00	4,800.00		03/01/2024	02/28/2027	08/01/2025		1,700.00	0	0
31		--	Mi Lindo Ecuador Store LLC	Current		2,400.00	0.00		08/01/2025		08/01/2025		2,400.00	0	0
9 Units				100.0% Occupied	9,462	750.00	19,000.00	24,450.00					4,750.00	2	0
Total 9 Units				100.0% Occupied	9,462	750.00	19,000.00	24,450.00					4,750.00	2	0

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	Base Floor	6,286	6,286	
FUS	Finished Upper Story	6,286	6,286	
UBM	Basement	5,706	0	
		18,278	12,572	

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POTENTIAL GROSS INCOME ANALYSIS	Market rents	Potential income
FIRST FLOOR RETAIL 6,286 s.f.	\$18—\$22/ S.F. NNN smaller units rent per month	\$20/s.f. NNN = \$125,700
SECOND FLOOR OFFICE 6,286 s.f.	\$12—\$16/s.f. + utilities	\$14/s.f. = \$88,004
BASEMENT 5,706 s.f. / 2,500 s.f. leasable	Storage, semi finished	\$2,500/m = \$30,000
Also parking income is possible		TOTAL \$243,704

PROPOSED INCOME

UNIT	NAME	RENT / Month	Yearly
		\$	
27.5	Cloudimar Brazilo	750.00	\$ 9,000.00
		\$	
15	Cricket	2,700.00	\$ 32,400.00
		\$	
17	Friends	4,000.00	\$ 48,000.00
		\$	
17 Back	Pinsky	850.00	\$ 10,200.00
		\$	
27 North	Bautista Quecha	2,500.00	\$ 30,000.00
		\$	
27 South	Palabra Viva	2,800.00	\$ 33,600.00
		\$	
31	Ecuador Store	2,400.00	\$ 28,800.00
		\$	
Office	Eagle Finance	<u>400.00</u>	<u>\$ 4,800.00</u>
		\$	
		16,400.00	\$ 196,800.00
	Total expense (from P&L)		\$ 68,600.00
		Total Income	\$ 128,200.00

**15-31 Hollis St.
Framingham, MA**

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01/07/26
Cash Basis

Infante Property Management
Profit & Loss - 15-31 Hollis, The Beaumont
January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Rental Income	
15-31 Hollis St	
#27.5	1,050.00
#15	2,700.00
#17	20,000.00
#17 back	4,250.00
#27 North	12,500.00
#27 South	14,300.00
#29	9,600.00
#31	9,600.00
Office	2,000.00
Total 15-31 Hollis St	76,000.00
Total Rental Income	76,000.00
Total Income	76,000.00
Gross Profit	76,000.00
Expense	
15-31 Hollis Street	
Cleaning	6,000.00
Gas	270.70
Electricity	
#25	1,435.69
#27	3,483.29
Total Electricity	4,918.98
Fire Safety	1,717.84
Water & Sewer	502.33
Repairs & Maintenance	607.19
Trash Removal	1,530.77
Management Fees - IPM	8,500.00
Total 15-31 Hollis Street	24,047.81
Owner's Payments	
Blue Moon - 15-31 Hollis Street	44,552.19
Total Owner's Payments	44,552.19
Total Expense	68,600.00
Net Ordinary Income	7,400.00
Net Income	7,400.00

Note—above has OWNER'S PAYMENTS and a \$8500/yr. management fee. NOI could be \$53,000/yr higher. The tenants have asked about lease extensions, but we have held off due to new ownership wanting to rewrite their own leases and/or redevelop.

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**15-31 Hollis St.
Framingham, MA**

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Cash Basis

**Infante Property Management
Transaction Detail By Account
January through December 2025**

Date	Name	Memo	Debit	Credit	Balance
Rental Income					
15-31 Hollis St					
#27.5					
11/19/2025	Cleudimar Bazilio	Rent - November (Prorated)		300.00	300.00
12/03/2025	Cleudimar Bazilio	Rent - December		750.00	1,050.00
Total #27.5			0.00	1,050.00	1,050.00
#15					
11/19/2025	Cricket/GMET Communications	Rent - November		2,700.00	2,700.00
Total #15			0.00	2,700.00	2,700.00
#17					
08/19/2025	Friends Salon & Barbering Co	Rent - August		4,000.00	4,000.00
09/03/2025	Friends Salon & Barbering Co	Rent - September		4,000.00	8,000.00
10/01/2025	Friends Salon & Barbering Co	Rent - October		3,921.00	11,921.00
10/01/2025	Friends Salon & Barbering Co	Rent - October		79.00	12,000.00
11/01/2025	Friends Salon & Barbering Co	Rent - November		4,000.00	16,000.00
12/01/2025	Friends Salon & Barbering Co	Rent - December		4,000.00	20,000.00
Total #17			0.00	20,000.00	20,000.00
#17 back					
09/03/2025	Pinsky Nail Salon	Rent - September		850.00	850.00
09/17/2025	Pinsky Nail Salon	Rent - August		850.00	1,700.00
10/03/2025	Pinsky Nail Salon	Rent - October		850.00	2,550.00
11/03/2025	Pinsky Nail Salon	Rent - November		850.00	3,400.00
12/04/2025	Pinsky Nail Salon	Rent - December		850.00	4,250.00
Total #17 back			0.00	4,250.00	4,250.00
#27 North					
08/05/2025	Iglesia Bautista Quechua	Rent - August		2,500.00	2,500.00
09/03/2025	Iglesia Bautista Quechua	Rent - September		2,500.00	5,000.00
10/01/2025	Iglesia Bautista Quechua	Rent - October		2,500.00	7,500.00
11/03/2025	Iglesia Bautista Quechua	Rent - November		2,500.00	10,000.00
12/04/2025	Iglesia Bautista Quechua	Rent - December		2,500.00	12,500.00
Total #27 North			0.00	12,500.00	12,500.00
#27 South					
08/04/2025	Iglesia Palabra Viva INC	Rent - August		2,800.00	2,800.00
09/01/2025	Iglesia Palabra Viva INC	Rent - September		2,800.00	5,600.00
10/01/2025	Iglesia Palabra Viva INC	Rent - October		2,900.00	8,500.00
11/01/2025	Iglesia Palabra Viva INC	Rent - November		2,900.00	11,400.00
12/02/2025	Iglesia Palabra Viva INC	Rent - December		2,900.00	14,300.00
Total #27 South			0.00	14,300.00	14,300.00

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Date	Name	Memo	Debit	Credit	Balance
08/15/2025	Pitbull	Rent - August		4,800.00	4,800.00
08/15/2025	Pitbull	Rent - August (credit from LMR)	4,800.00		0.00
09/02/2025	Pitbull	Rent - September		2,400.00	2,400.00
10/08/2025	Pitbull	Rent - October		2,400.00	4,800.00
11/26/2025	Pitbull	Rent - November		2,400.00	7,200.00
12/24/2025	Pitbull	Rent - October		1,400.00	8,600.00
12/25/2025	Pitbull	Rent - January		1,000.00	9,600.00
Total #29			4,800.00	14,400.00	9,600.00
#31					
09/03/2025	Mi Lindo Ecuador Store LLC	Rent - September		2,400.00	2,400.00
10/01/2025	Mi Lindo Ecuador Store LLC	Rent - October		2,400.00	4,800.00
12/15/2025	Mi Lindo Ecuador Store LLC	Rent - November		2,400.00	7,200.00
12/15/2025	Mi Lindo Ecuador Store LLC	Rent - December		2,400.00	9,600.00
Total #31			0.00	9,600.00	9,600.00
Office					
09/25/2025	Eagle Auto Finance	Rent - September		400.00	400.00
09/25/2025	Eagle Auto Finance	Rent - August		400.00	800.00
10/01/2025	Eagle Auto Finance	Rent - October		400.00	1,200.00
11/18/2025	Eagle Auto Finance	Rent - November		400.00	1,600.00
12/15/2025	Eagle Auto Finance	Rent - December		400.00	2,000.00
Total Office			0.00	2,000.00	2,000.00
Total 15-31 Hollis St			4,800.00	80,800.00	76,000.00
Total Rental Income			4,800.00	80,800.00	76,000.00
TOTAL			4,800.00	80,800.00	76,000.00

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January through December 2025**

Date	Name	Memo	Debit	Balance
15-31 Hollis Street				
Cleaning				
10/02/2025	Property Improvements	Monthly cleaning - October	1,200.00	1,200.00
10/07/2025	Property Improvements	Monthly cleaning - August	1,200.00	2,400.00
10/07/2025	Property Improvements	Monthly cleaning - September	1,200.00	3,600.00
11/01/2025	Property Improvements	Monthly cleaning - November	1,200.00	4,800.00
12/01/2025	Property Improvements	Monthly cleaning - December	1,200.00	6,000.00
Total Cleaning			6,000.00	6,000.00
Gas				
10/02/2025	Eversource Gas	Gas usage - 08/01/2025 to 08/20/2025	50.68	50.68
10/02/2025	Eversource Gas	Gas usage - 08/21/2025 to 09/19/2025	65.25	115.93
10/30/2025	Eversource Gas	Gas usage - 09/20/2025 to 10/21/2025	67.56	183.49
11/25/2025	Eversource Gas	Gas usage - 10/22/2025 to 11/19/2025	87.21	270.70
Total Gas			270.70	270.70
Electricity				
#25				
10/02/2025	Eversource Electric	Electricity usage - 08/01/2025 to 08/20/2025	114.37	114.37
10/02/2025	Eversource Electric	Electricity usage - 08/21/2025 to 09/19/2025	388.92	503.29
10/30/2025	Eversource Electric	Electricity usage - 09/20/2025 to 10/21/2025	426.43	929.72
11/25/2025	Eversource Electric	Electricity usage - 10/22/2025 to 11/19/2025	505.97	1,435.69
Total #25			1,435.69	1,435.69
#27				
10/02/2025	Eversource Electric	Electricity usage - 08/01/2025 to 08/14/2025	944.88	944.88
10/02/2025	Eversource Electric	Electricity usage - 08/15/2025 to 09/14/2025	1,223.54	2,168.42
10/30/2025	Eversource Electric	Electricity usage - 09/15/2025 to 10/14/2025	864.03	3,032.45
12/03/2025	Eversource Electric	Electricity usage - 10/15/2025 to 11/14/2025	450.84	3,483.29
Total #27			3,483.29	3,483.29
Total Electricity			4,918.98	4,918.98
Fire Safety				
09/03/2025	Keane Fire & Safety	Fire Safety	394.55	394.55
09/09/2025	Framingham Fire Department	Fire Alarm Master Box	200.00	594.55
10/17/2025	Safe & Secure Protection	Install Napco Starlink radio cellular communicator. Test fire alarm system	1,123.29	1,717.84
Total Fire Safety			1,717.84	1,717.84
Water & Sewer				
10/17/2025	City of Framingham - Water	Water & sewer usage - 08/09/2025 to 09/03/2025	502.33	502.33
Total Water & Sewer			502.33	502.33
Repairs & Maintenance				
09/29/2025	H. Perron & Sons Locksmith	Keys cut - X6. Mortise cylinder and ADL 118 Deadlatch	165.05	165.05

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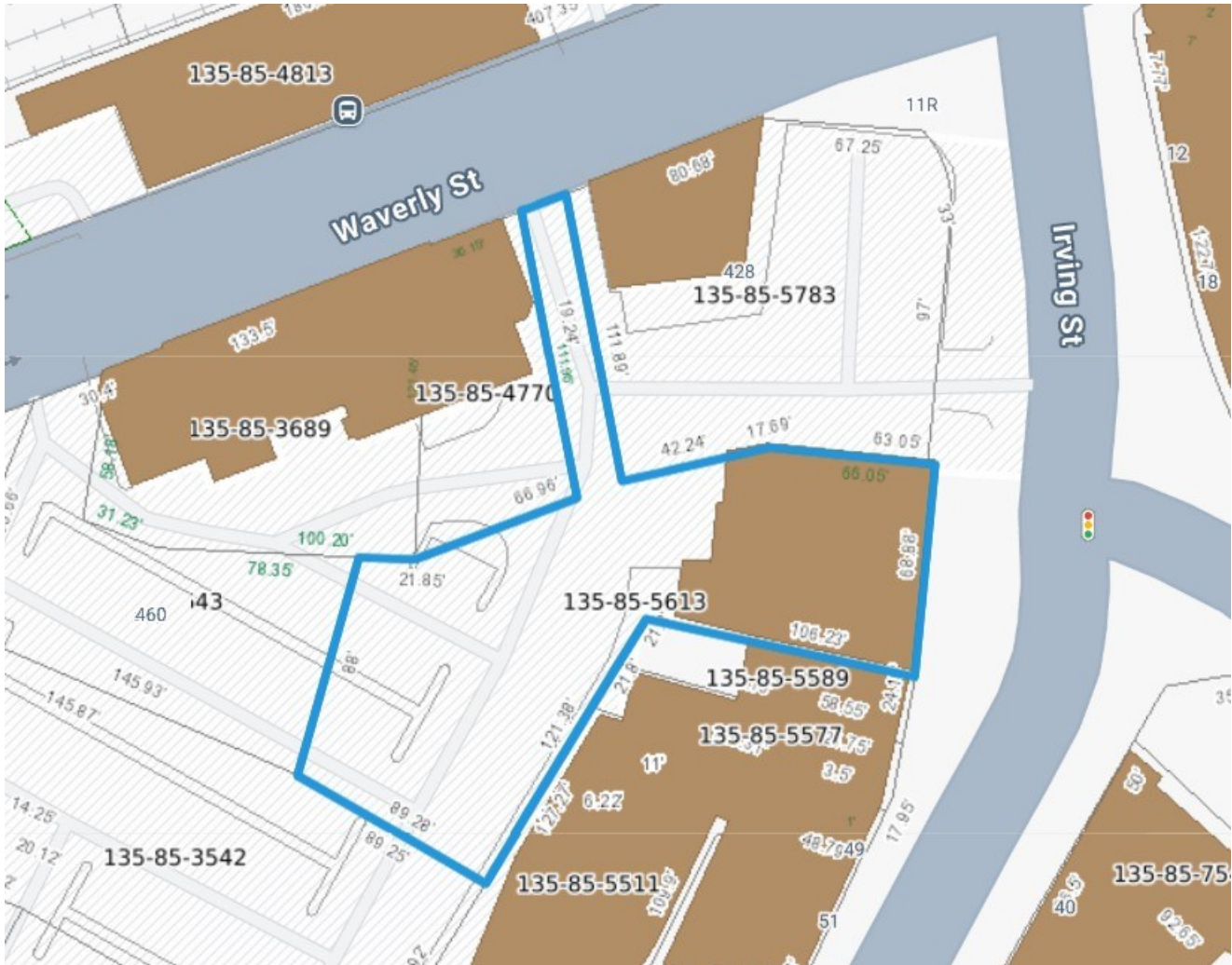
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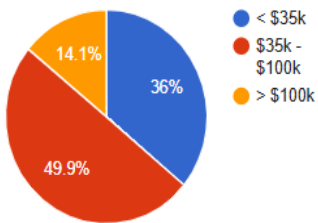
Date	Name	Memo	Debit	Balance
09/30/2025	H. Perron & Sons Locksmith	ADL118 Deadlatch	56.95	222.00
10/17/2025	H. Perron & Sons Locksmith	Universal push/pull paddle and Plymouth knob	164.69	386.69
11/15/2025	Property Improvements	No heat call. Test for gas supply, no gas supply found. Tenant advised to ...	195.00	581.69
12/02/2025	H. Perron & Sons Locksmith	Keys cut - X3	12.75	594.44
12/03/2025	H. Perron & Sons Locksmith	Keys cut - X3	12.75	607.19
Total Repairs & Maintenance			607.19	607.19
Trash Removal				
08/14/2025	B-P Trucking, Inc.	Trash removal - August	305.28	305.28
09/10/2025	B-P Trucking, Inc.	Trash removal - September	305.28	610.56
10/09/2025	B-P Trucking, Inc.	Trash removal - October	305.28	915.84
11/18/2025	B-P Trucking, Inc.	Trash removal - November	305.28	1,221.12
12/10/2025	B-P Trucking, Inc.	Trash removal - December	309.65	1,530.77
Total Trash Removal			1,530.77	1,530.77
Management Fees - IPM				
08/01/2025	Infante Property Management, LLC	Management fee - August	1,500.00	1,500.00
09/01/2025	Infante Property Management, LLC	Management fee - September	1,750.00	3,250.00
10/01/2025	Infante Property Management, LLC	Management fee - October	1,750.00	5,000.00
11/01/2025	Infante Property Management, LLC	Management fee - November	1,750.00	6,750.00
12/01/2025	Infante Property Management, LLC	Management fee - December	1,750.00	8,500.00
Total Management Fees - IPM			8,500.00	8,500.00
Total 15-31 Hollis Street			24,047.81	24,047.81
Owner's Payments				
Blue Moon - 15-31 Hollis Street				
09/16/2025	Blue Moon Realty Trust	Net rents - September	14,794.89	14,794.89
10/14/2025	Blue Moon Realty Trust	Net rents - October	6,644.77	21,439.66
11/14/2025	Blue Moon Realty Trust	Net rents - November	5,441.70	26,881.36
12/23/2025	Blue Moon Realty Trust	Net rents - December	17,670.83	44,552.19
Total Blue Moon - 15-31 Hollis Street			44,552.19	44,552.19
Total Owner's Payments			44,552.19	44,552.19
TOTAL			68,600.00	68,600.00

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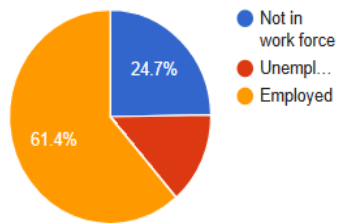
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Framingham, MA**



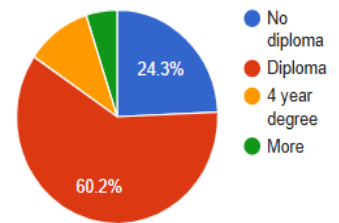
Households by Income



Labor Force and Employment



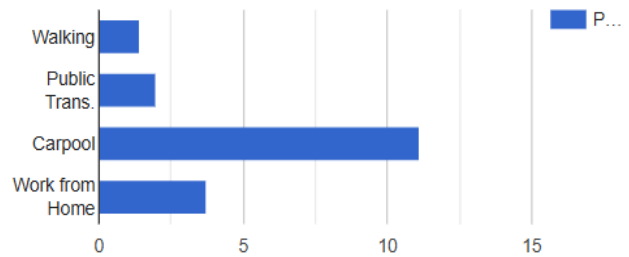
Educational Attainment



Income Statistics Value in USD

Median Income	\$53,304
Mean Income	\$60,339
Per Capita Income	\$20,156

Methods of Commuting (Excluding Personal Vehicles)



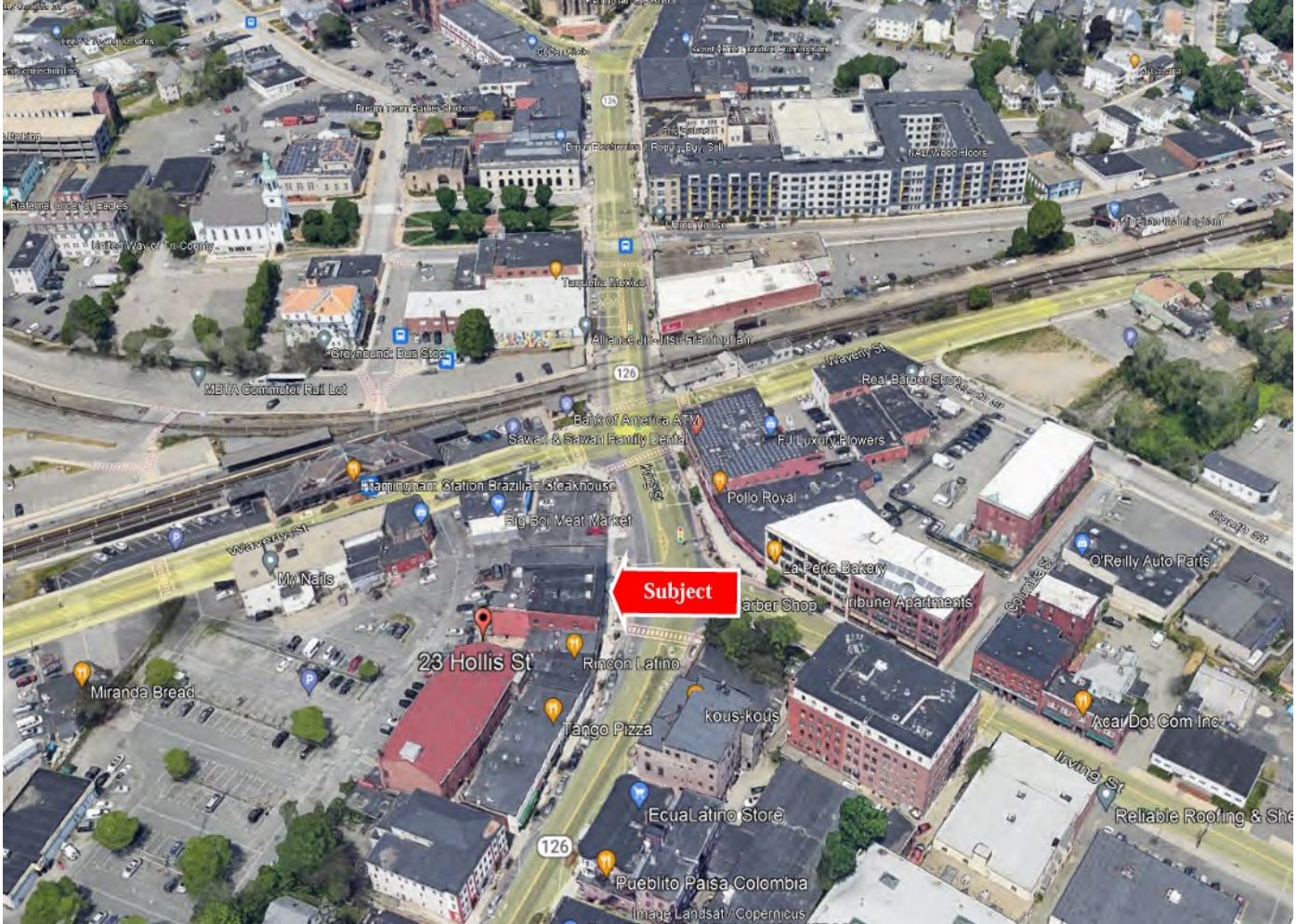
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Framingham, MA**



Commuter Rail	Drive	Walk	Distance
Framingham (Framingham/Worcester Line - Massachusetts Bay Tra...	0 min	7 min	0.1 mi
Framingham Amtrak (Lake Shore Limited - Amtrak)	1 min	4 min	0.2 mi

The information contained herein is from sources deemed reliable but not guaranteed for accuracy. Buyers must do and rely solely on their own due diligence. Metrowest Commercial RE represents the Seller.

PICTURES



Proximity to a Rail Transit Station

The Planning Board may approve a reduction in the minimum number of required off-street parking spaces for nonresidential and/or residential uses where the main entrance of the use, building, and/or facility is located within a half-mile walking distance of a rail transit station.

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Zoning



Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ⁵	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	CMU	Parking Code
1. RESIDENTIAL																
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 ⁸	N	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	N	N	N	N	N	N	N	2
C. Multifamily dwelling	N	N	N	N	N	N	Y ¹⁰	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
E. Mixed-use building	N	N	SPP	SPP	SPP	Y	Y ⁹	SPP	N	N	N	N	N	N	Y ¹⁶	*
F. Mixed-use complex	N	N	N	SPP	SPP	Y	Y ⁹	SPP	N	N	N	N	N	N	Y ¹⁶	*
G. Assisted living	SP Z	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPP ¹⁷	3
2. RESIDENTIAL ACCESSORY																
H. Congregate living housing	SP Z	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPP	3
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
I. Accessory dwelling unit	SP Z	N	N	N	N	N	N	N	N	N	N	N	N	N	N	28
3. INSTITUTIONAL AND RECREATIONAL																
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	SP Z	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	N	11
I. Outdoor recreational facilities	SP	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	Y	5 or 6

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**15-31 Hollis St.
Framingham, MA**



Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ⁵	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	CMU	Parking Code
	Z															
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
4. AGRICULTURAL																
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPP	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	17
B. Farm 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	N	SPZ	SPZ	19
5. COMMERCIAL						Y										
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 services¹²	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	—	Y	19
E. Retail stores/custom workshops	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 ¹¹	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

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Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	CMU	Parking Code
L. Brewpubs	N	N	SP	SP	Y	Y	Y ¹¹	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
S. (Reserved)																
T. Car wash	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
6. MANUFACTURING AND INDUSTRIAL																
A. Research, development and laboratories¹³	N	N	N	SP	SP	SPP	SP	SP	N	N	Y	Y	N	Y	Y	25
B. Wholesale business	N	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	SPP	24
C. Processing, assembling and manufacturing ¹⁴	N ¹⁵	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	Y	25
D. Commercial dealers	N	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	SPP	24
E. Retail and wholesale ice dealers	N	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	N	24
F. (Reserved)																
G. Bottling works	N	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	SPP	25
H. Stoneworks or monument works	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	25
I. Large-scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	25

Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	CMU	Parking Code
J. Delivery services	N	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	SPP	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	25
L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility	N	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	25
M. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	N	24
N. Artisan production/creative enterprises	N	N	N	Y	Y	Y	Y	Y	SPP	N	N	N	N	N	SPP	
O. Brewery, distillery or winery with tasting room	N	N	N	SPP	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	SPP	25

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- 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% 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% 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 special permit.
- ⁵ See § 435-10 for further provisions regarding the uses allowed in the Planned Reuse District.
- ⁶ 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 exceeds 18,000 square feet, or
 - b) Such that the floor area ratio of all buildings and structures in the district exceeds 1%, 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.
- ⁷ See § 435-11 for further provisions regarding the uses allowed in the Technology Park District. Retail outlets, accessory to a use permitted by this table, having a gross floor area no greater than 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 2,500 square feet each, are allowed by special permit from the Planning Board.
- ⁸ 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 § 435-24.
- ⁹ Mixed-use structures and mixed-use complexes over 30,000 square feet shall require a special permit from Planning Board.
- ¹⁰ Multifamily structures with over 30,000 square feet shall require a special permit from the Planning Board.
- ¹¹ Restaurants and BREWPUBs over 5,000 square feet shall require a special permit from the Planning Board.
- ¹² Marijuana retailers shall only be permitted within the Marijuana Retail Overlay District. Such marijuana retailer shall not be located within a 500-foot buffer of schools, which shall be measured from boundary line of the school-owned property to the boundary line of the proposed location.
- ¹³ Marijuana independent testing laboratory shall be classified under research, development and laboratories for the purposes of § 435-7 and the Table of Uses of this chapter.
- ¹⁴ Marijuana cultivator and marijuana product manufacturer shall be classified under processing, assembly and manufacturing for the purposes of § 435-7 and the Table of Uses of this chapter.
- ¹⁵ 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 MGL c. 128, § 1A. Such use(s) shall require site plan review pursuant to § 435-47. 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 feet to any residential lot line and shall have a twenty-five-foot-wide buffered screen no more than 60 feet from the edge of the structure to allow the facility to blend with its landscape.
- ¹⁶ Residential uses shall not be permitted within the CMU, except for assisted living as permitted by special permit from the Planning Board.

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The information contained herein is from sources deemed reliable but not guaranteed for accuracy. Buyers must do and rely solely on their own due diligence. Metrowest Commercial RE represents the Seller.