



**METROWEST
COMMERCIAL R.E.**

**FOR LEASE / SALE ~ MEDICAL OFFICE BUILDING
NEXT TO METROWEST MEDICAL CENTER
95 LINCOLN STREET
FRAMINGHAM, MA 01702**

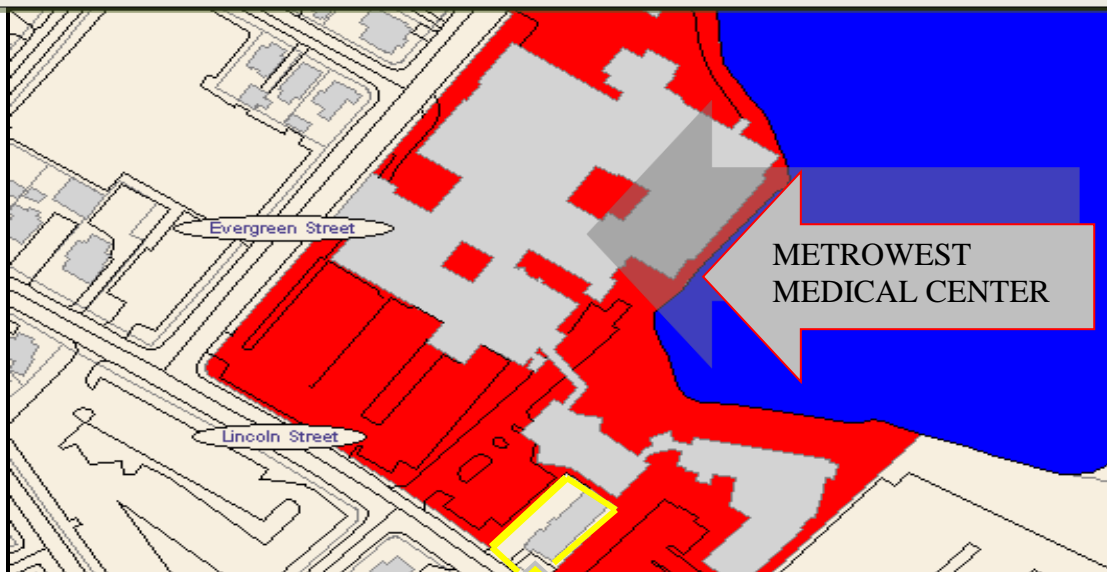
ASKING RENT - \$18.50/S.F.+ OR \$850,000.

**METROWEST
MEDICAL CENTER**



**SINGLE STORY MEDICAL BUILDING WITH H.C. ACCESSIBLE LOWER LEVEL OFFICE SPACE.
LOWER LEVEL IS LEASED TO CHIROPRACTIC OFFICE.**

FEATURES	: AVAILABLE 2,880 S.F. — ONE LEVEL FIRST FLOOR
LOT SIZE	: 8,755 S.F. 70' FRONTAGE & 125' DEPTH
ZONING	: PROFESSIONAL / OFFICE
BUILDING	: 2,848 S.F. + FINISHED LOWER LEVEL LOWER LEVEL MAY BE AVAILABLE IN 1 – 2 YEARS
WATER/SEWER	: TOWN WATER/SEWER
YEAR BUILT	: 1957, ADDITION 1972
PARKING SPACES	: UNLINED APPROX. 14 SPACES AND ON-STREET PARKING
A.C.	: 3 UNITS
HEAT	: GAS - HEAT PUMP - 2 ZONES
ELECTRIC	: 3 METERS (INCLUDING ONE COMMON)
CONSTRUCTION	: WOOD FRAME
ROOF	: ASPHALT PORTION APPROX. 9 YEARS OLD, FLAT TOP PORTION - RUBBER APPROX. 7 YRS. OLD



95 LINCOLN STREET, FRAMINGHAM, MA

Exclusive Listing Broker: MARLENE ARON 508-740-0000 – cell

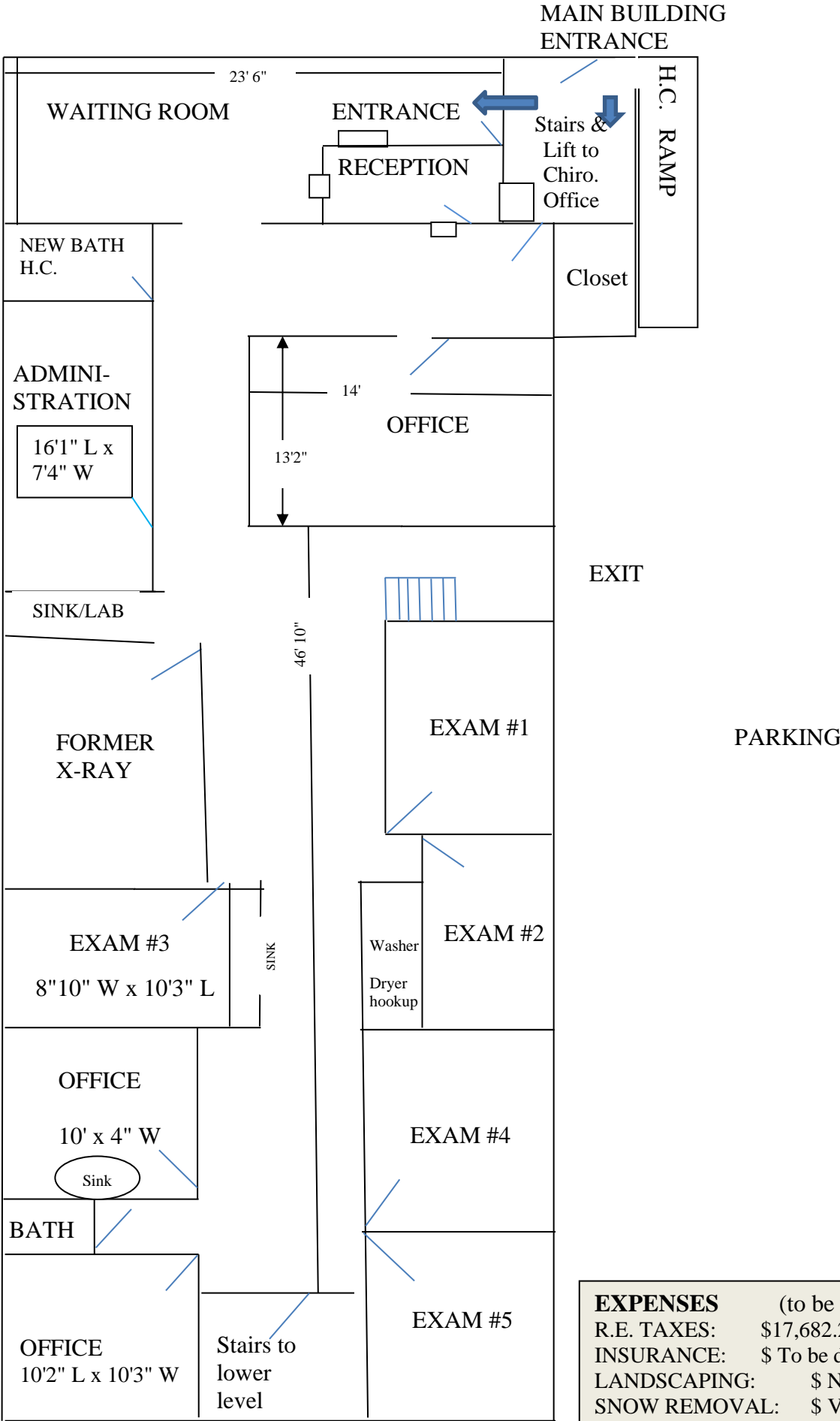
ma@metrowestcre.com www.metrowestcre.com

*The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. 10-11-19
MWCRE represents the Seller/Lessor and does not cobroke after the initial showing.*

**95 LINCOLN STREET
FRAMINGHAM, MA – FORMER TENANT’S SPACE – NOW READY FOR
NEW PAINT, CARPET & A HANDICAPPED BATH HAS BUILT**



95 LINCOLN STREET
FRAMINGHAM, MA



EXPENSES (to be updated):	
R.E. TAXES:	\$17,682.22./yr. (2019)
INSURANCE:	\$ To be determined
LANDSCAPING:	\$ Nominal
SNOW REMOVAL:	\$ Varies
UTILITIES:	TBD
NEW OWNERS (2018) HAVE SPENT OVER \$165,000 IN IMPROVEMENTS.	

LENGTH
↔

WIDTH
↑↓

ALL MEASURMENTS ARE APPROX.

NOT TO SCALE
Plumbing in some walls and easily brought up through lower level.

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.