

**2 FAMILY HOUSE**  
**159-161 Walnut St.,**  
**Framingham, MA**

**ASKING - \$495,000**



2 Family house in a convenient location. Walk to Downtown restaurants and cafés, hospital, close to MassPike Exit 12, across from Framingham Parks and Recreations, minutes to shopping.

**Facts & Features:**

**Total Area:** 2,752 s.f.  
**Lot Size:** 0.89 acres  
**Year Built:** 1887/renovated. New kitchen in Unit 159 Walnut 2019  
**Zoning:** R1—Grandfathered  
**Exterior:** Vinyl siding  
**HVAC:** Oil heat—161 Walnut, Electric—159 Walnut  
**Assessment:** \$369,200  
**R.E. Taxes:** \$5,531 The roof was done in May of last year. The shingles have a lifetime warranty on material defects,

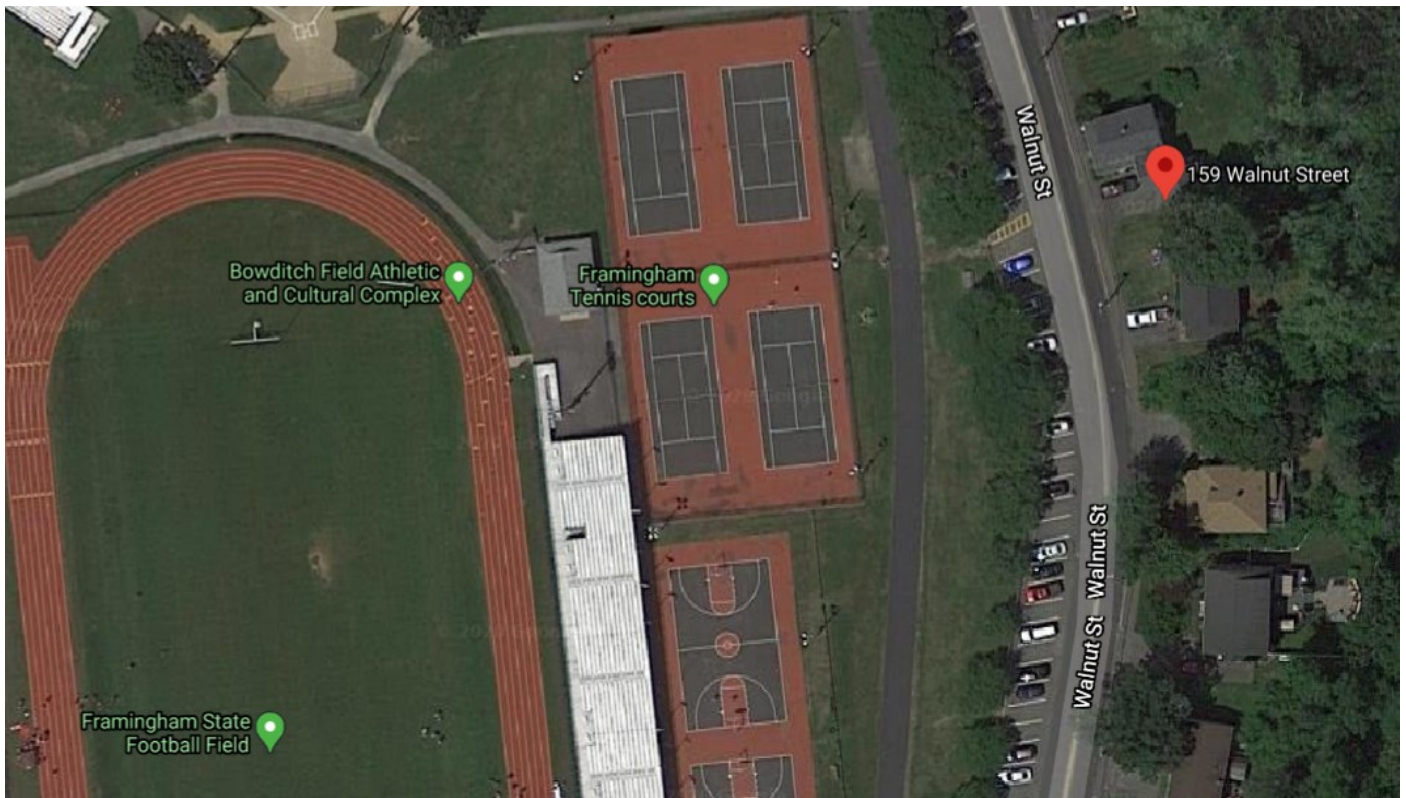
**Exclusive Listing Broker - Marlene Aron 508-740-0000 cell**

Metrowest Commercial Real Estate, LLC  
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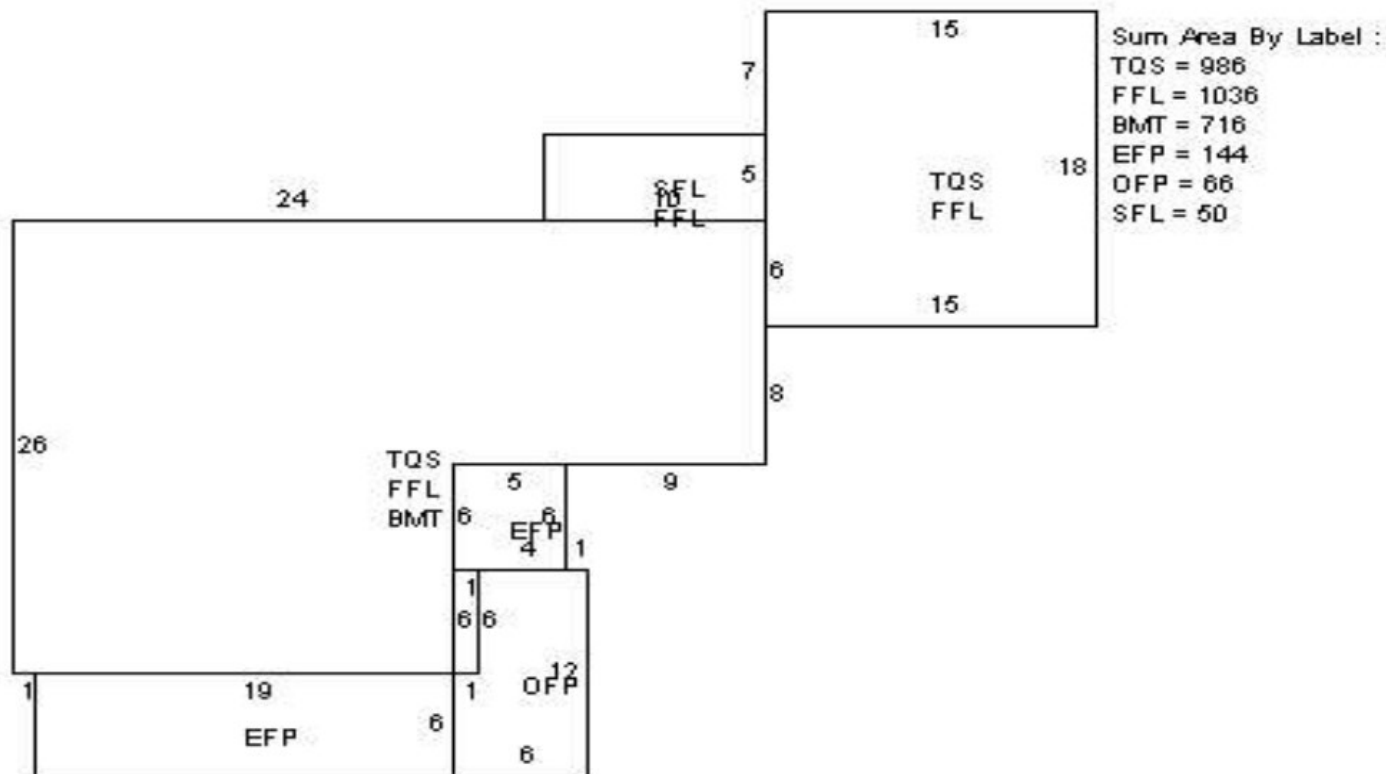
7/8/2020



**PICTURES AND AERIAL**



## Floor Plan



## Map and Demographics



Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	11,616	77,390	141,570
2025 Population:	11,936	79,117	145,480
Pop Growth 2020-2025:	2.75%	2.23%	2.76%
Average Age:	38.80	39.00	39.70
Households			
2020 Total Households:	4,335	30,376	55,277
HH Growth 2020-2025:	3.09%	2.42%	2.89%
Median Household Inc:	\$92,459	\$83,890	\$102,478
Avg Household Size:	2.20	2.40	2.50
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$459,300	\$437,810	\$490,070
Median Year Built:	1966	1964	1966

## Assessor's Map

