



**34 DELOSS STREET,
FRAMINGHAM, MA
NEAR METROWEST HOSPITAL
& DOWNTOWN AMENITIES
ASKING—\$525,000.**



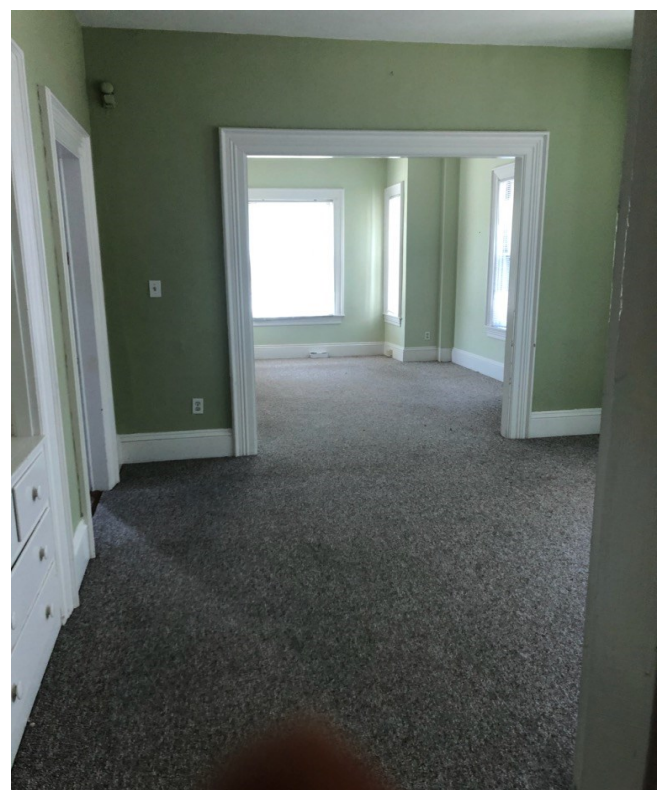
This well-maintained office building is wired for computers & phone lines and is hardwired to the Fire Dept. The building is vinyl sided, has hardwood floors, 3 baths and a floor plan that can accommodate many different office uses. **General Zoning allows a 2 family.**

1st fl: Approx. 1,440 s.f. consists of 7 rooms & a bath
2nd and 3rd fls: Approx. 2,880 s.f. with 12 rooms & 2 baths
Building: 4,320 s.f. – 3 stories, front & rear stairways (floor plans attached)
Zoning: General – Office use is grandfathered
Signage: Available in front of building, must apply to City
Parking: 8 - 10 cars private parking lot and on-street parking
Across from a religious use building that may lease parking spaces during the week when they are closed if more parking is needed.

Lot size : 5,836 s.f. - lay out allows 8—10 off street parking
Roof: Asphalt shingle
Heating Systems: Gas FHW—3rd floor electric
Assessment: \$339,000 (2020)
R.E. Taxes: \$10,949 (2020)

Exclusive Listing Broker - Marlene Aron
Senior Associate Broker ~ Metrowest Commercial Real Estate, LLC
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508-740-0000 mobile

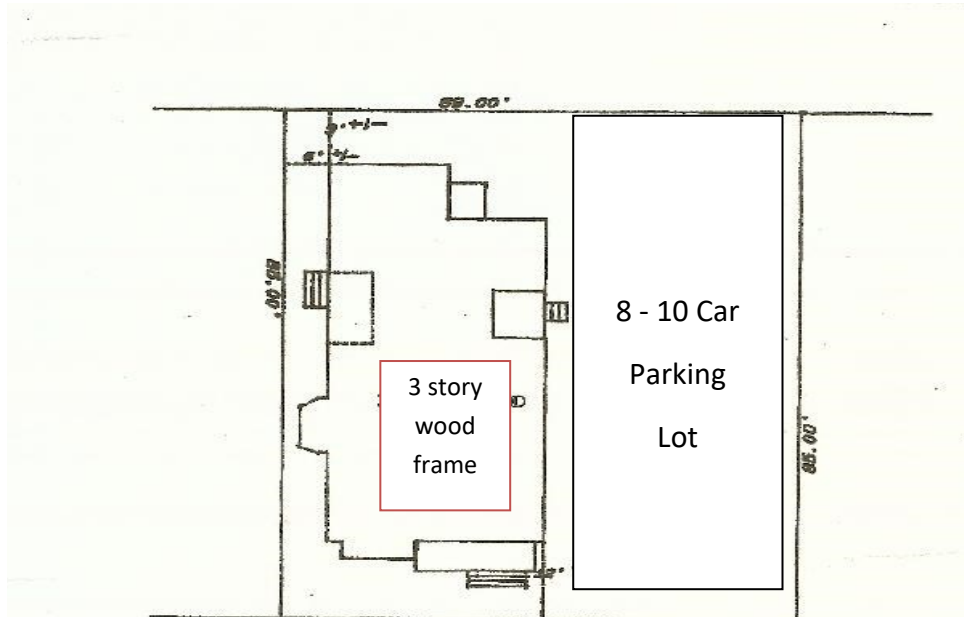
6/30/2020





**METROWEST
COMMERCIAL R. E.**
THE REGIONAL EXPERTS

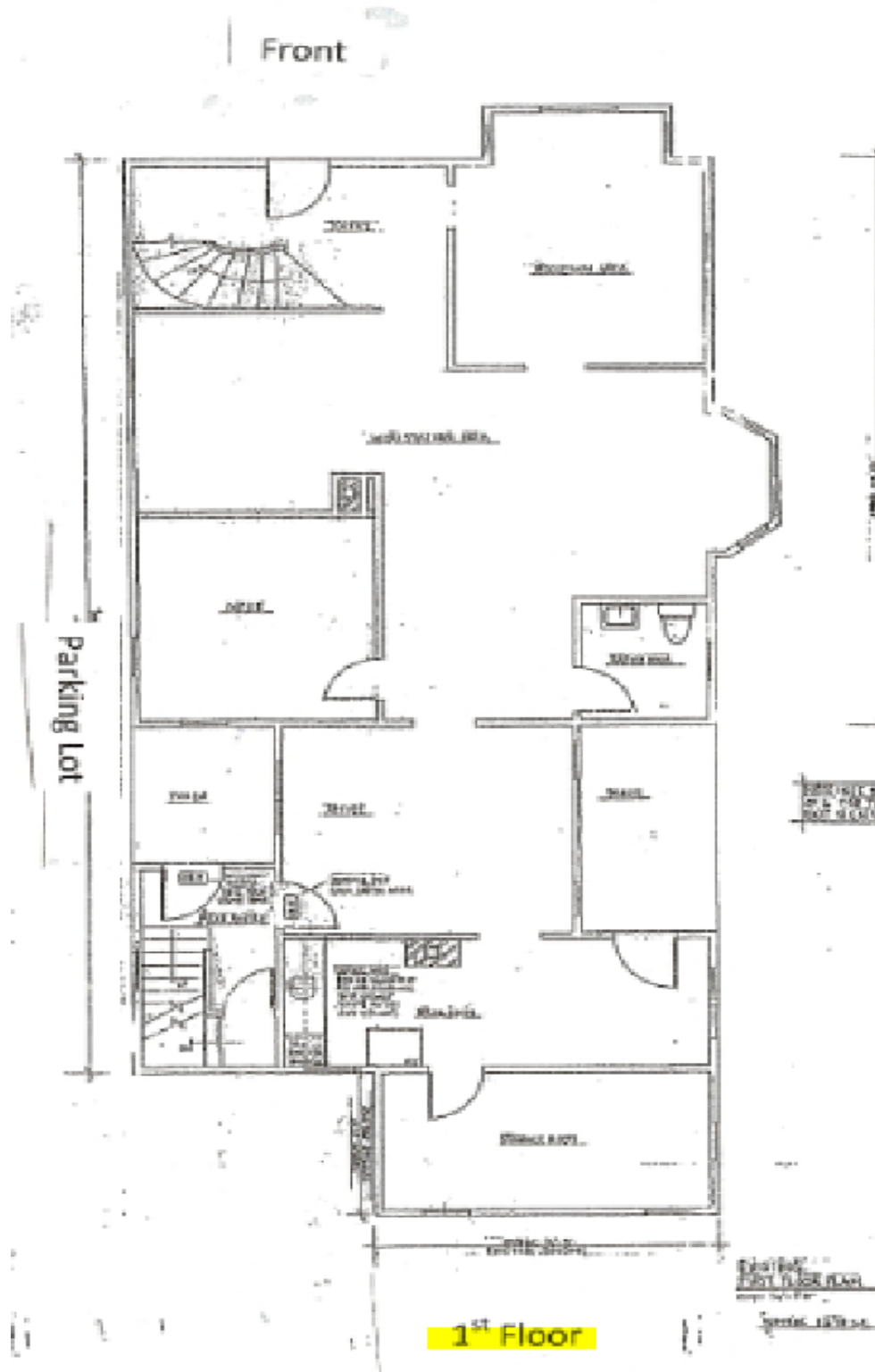
**34 DELOSS ST.
FRAMINGHAM, MA**



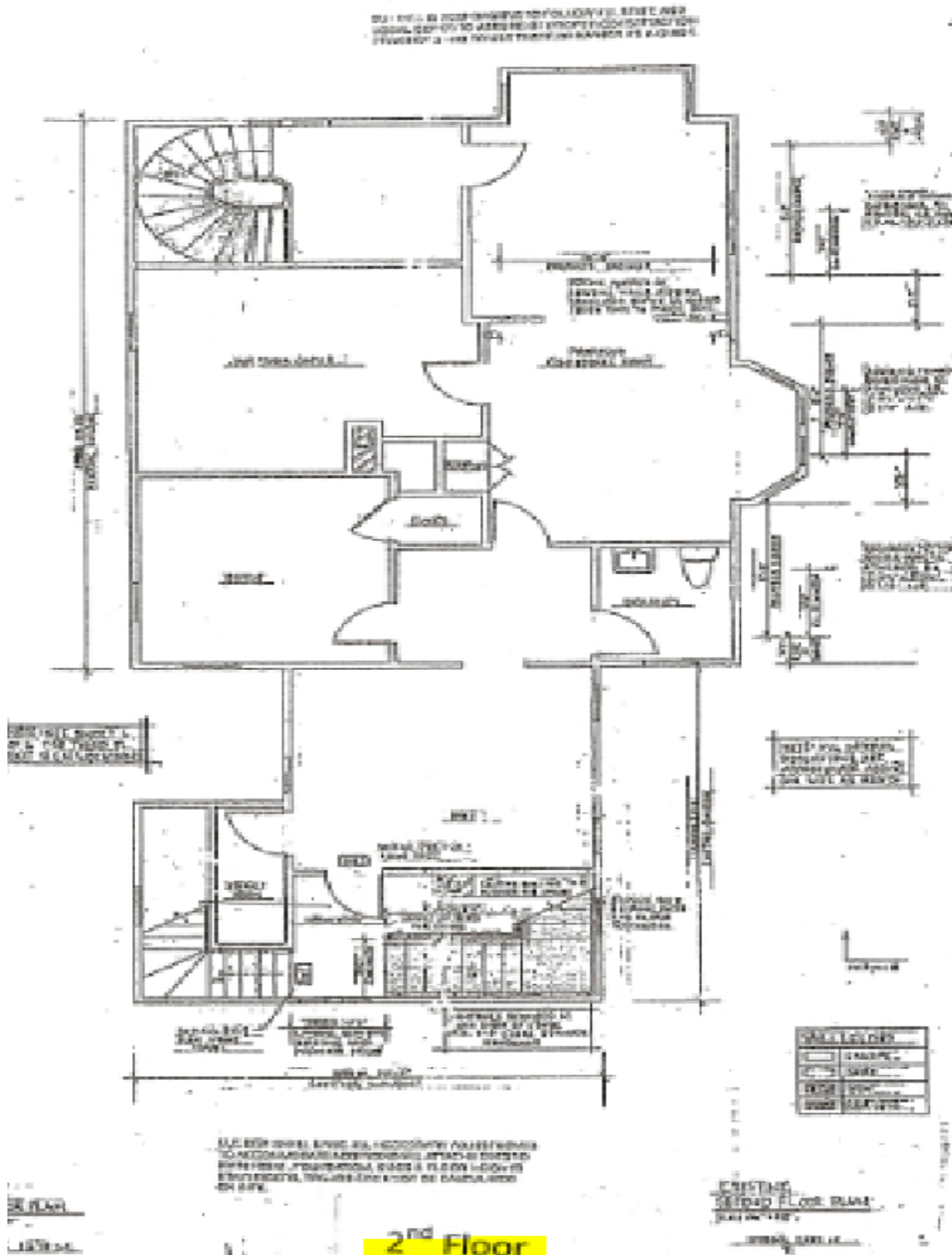
Walking distance to Town Hall, Metrowest Medical Center, Public Library, Police Station, Marian High School, and downtown stores, banks & restaurants.

The information in this document is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. Metrowest Commercial Real Estate (MWCRE) represents the Lessor. MWCRE does not co-broke with Principals nor recognize representation after the first showing.

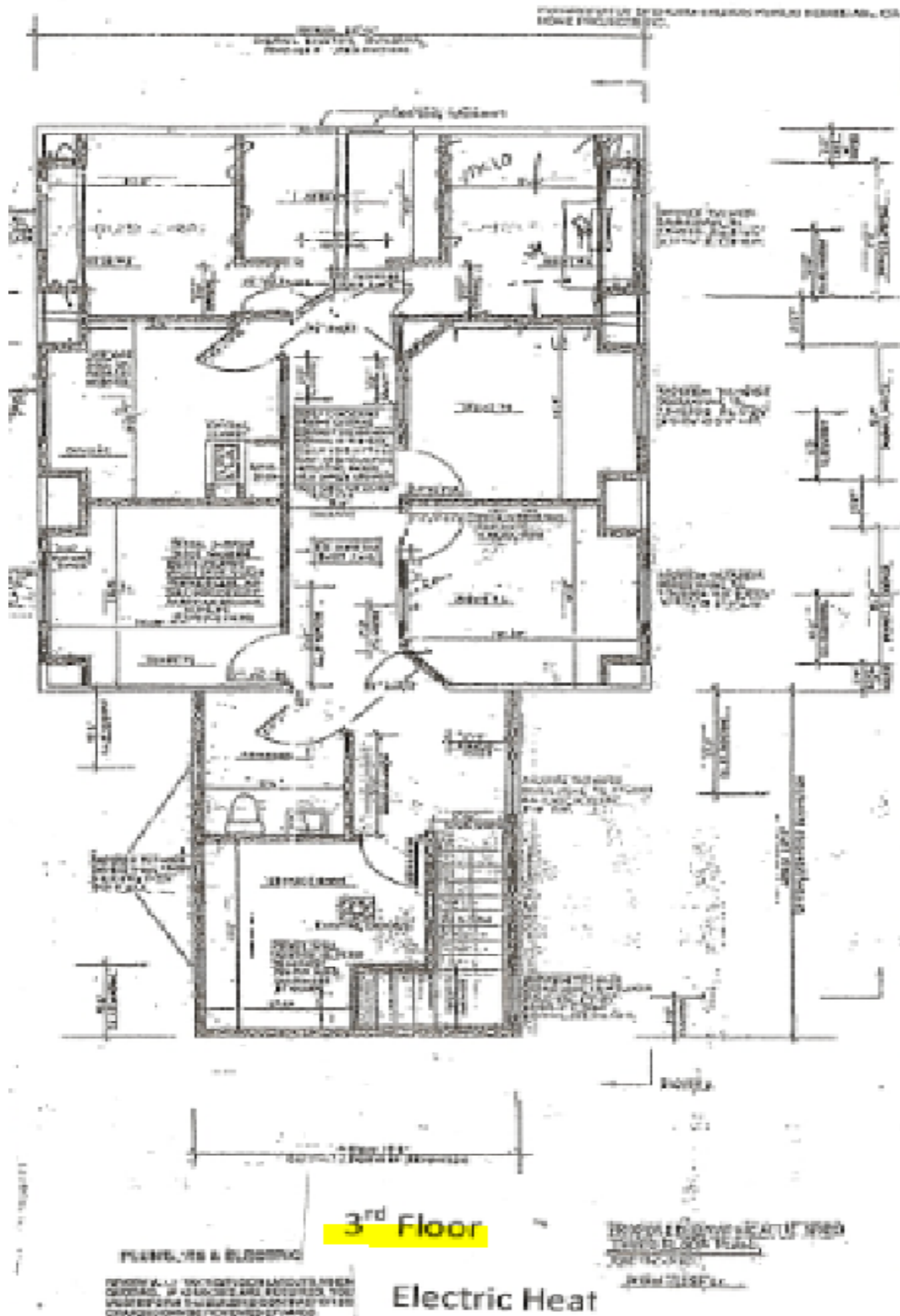
1st FLOOR PLAN



2nd FLOOR PLAN



3rd FLOOR PLAN





Demographics »

	1 Mi	3 Mi
Population	17,564	76,481
Households	6,834	30,069
Average Age	37.20	38.70
Median HH Income	\$47,256	\$80,695
Daytime Employees	16,111	51,650
Population Growth '19-'24	↑ 2.4%	↑ 2.3%
Household Growth '19-'24	↑ 2.7%	↑ 2.5%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Union Ave	Middlesex St SE	15,949	2018	0.51 mi
Union Ave	Middlesex St SE	21,026	2012	0.51 mi
Concord St	Howard St N	22,805	2018	0.57 mi
Waverly St	Hollis St NE	19,341	2018	0.61 mi
Waverly St	Hollis St SW	17,154	2018	0.61 mi



Property

Address	34 Deloss St Framingham, MA 0...	Land Use	OFFICE BUILDING
County	Middlesex	Zoning	G
State Use	340	Building SF	5,901
County Use	340	Lot Acres	0.13
Flood Zone	58519970 0	Stories	3
Latitude	42.284675	Year Built	1917
Longitude	-71.421852	Effective Year Built	1980
Census	3833001012	Num of Buildings	1
		Units	1
		Baths	2.0
		Basement SF	1,354
		Roof Type	Asphalt Shingle
		Construction Type	Frame

Assessment History

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Land Assessed/AC	Tax Year	Tax Amount
2020	\$339,000	\$218,600	\$120,400	64.00%	\$894,502	2020	\$10,950
2019	\$333,200	\$218,000	\$115,200	65.00%	\$855,869	2019	\$11,199
2018	\$355,000	\$224,500	\$130,500	63.00%	\$969,539	2018	\$12,563
2017	\$346,500	\$216,000	\$130,500	62.00%	\$969,539	2017	\$12,654
2016	\$232,704	\$132,613	\$100,091	57.00%	\$743,618	2016	\$8,838
2015	\$230,400	\$134,900	\$95,500	59.00%	\$709,510	2015	\$8,983
2014	\$216,400	\$134,300	\$82,100	62.00%	\$609,955	2014	\$8,855
2013	\$216,400	\$134,300	\$82,100	62.00%	\$609,955	2013	\$8,652
2012	\$223,300	\$139,400	\$83,900	62.00%	\$623,328	2012	\$8,497
2011	\$275,100	\$181,100	\$94,000	66.00%	\$698,366	2011	\$10,209
2010	\$290,800	\$188,600	\$102,200	65.00%	\$759,287	2010	\$9,785



Over 4,000 s.f. - fully built-out with a bathroom on each floor. The side entrance, shown above, would allow the 2nd and 3rd floor to be rented separately and allows entrance into the basement from each floor independently.