



**ASKING - \$895,000**

**FOR SALE - 22,374 S.F. BLDG. ON 32,782 S.F. LOT  
269 MECHANIC ST., MARLBOROUGH, MA  
REDEVELOPMENT RESIDENTIAL APTS OR CONDO'S**



**YEAR BUILT** : 1917  
**BUILDING SIZE** : 22,374 s.f. (7,450 s.f./fl.)  
**LOTS SIZE** : 0.67 acres  
**ZONING** : RB Multi family allowed with SP  
**CONSTRUCTION** : Brick  
**ASSESSMENT** : \$780,000 ( 2020)  
**PARKING** : Approx. 30-40  
**ROOF** : Tar and gravel  
**ELECTRIC** : 3 Phase per an appraisal  
**WATER & SEWER** : City water & sewer  
**LOADING** : 2 Loading docks, freight elevator  
Plus lower level drive-in

**HEAT** : Hot air by gas (not used in 2018)  
**HEIGHT** : 1<sup>st</sup> & 2<sup>nd</sup> over 12'. Lower approx.  
9' ( all to be verified )

**REAL ESTATE TAXES** : \$15,060. May change due  
to new zoning. Residential is \$14.18/\$1,000. Comm.  
rate is \$25.22/\$1K

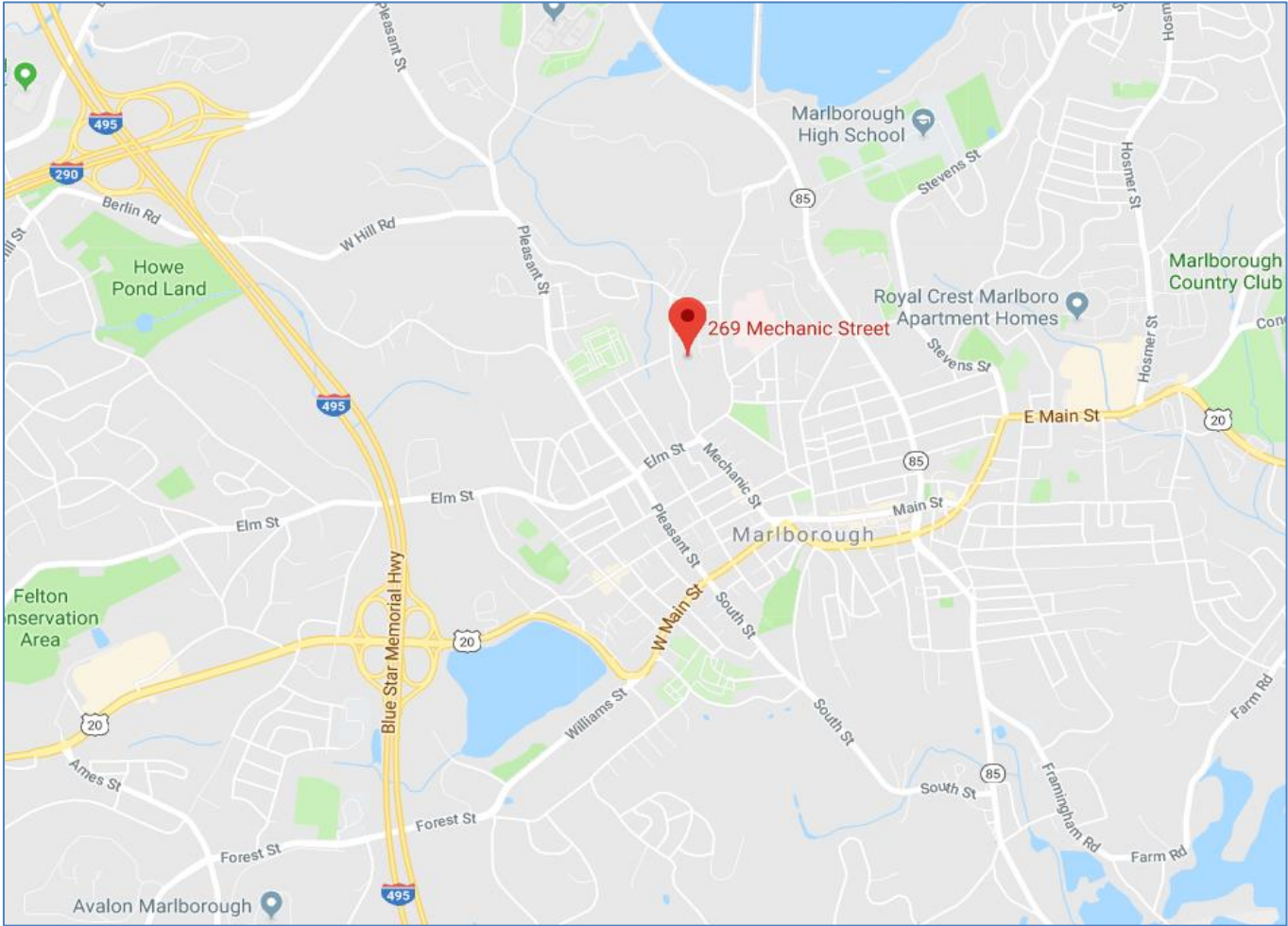
**UPDATE:** Back on market 10/11/2020.  
Zoning has been changed to RB.  
Buyer was in process of permitting 8  
Townhouses. More info soon.  
Building is vacant and can be seen anytime.

**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 10/11/2020*

**269 MECHANIC STREET  
MARLBOROUGH, MA**



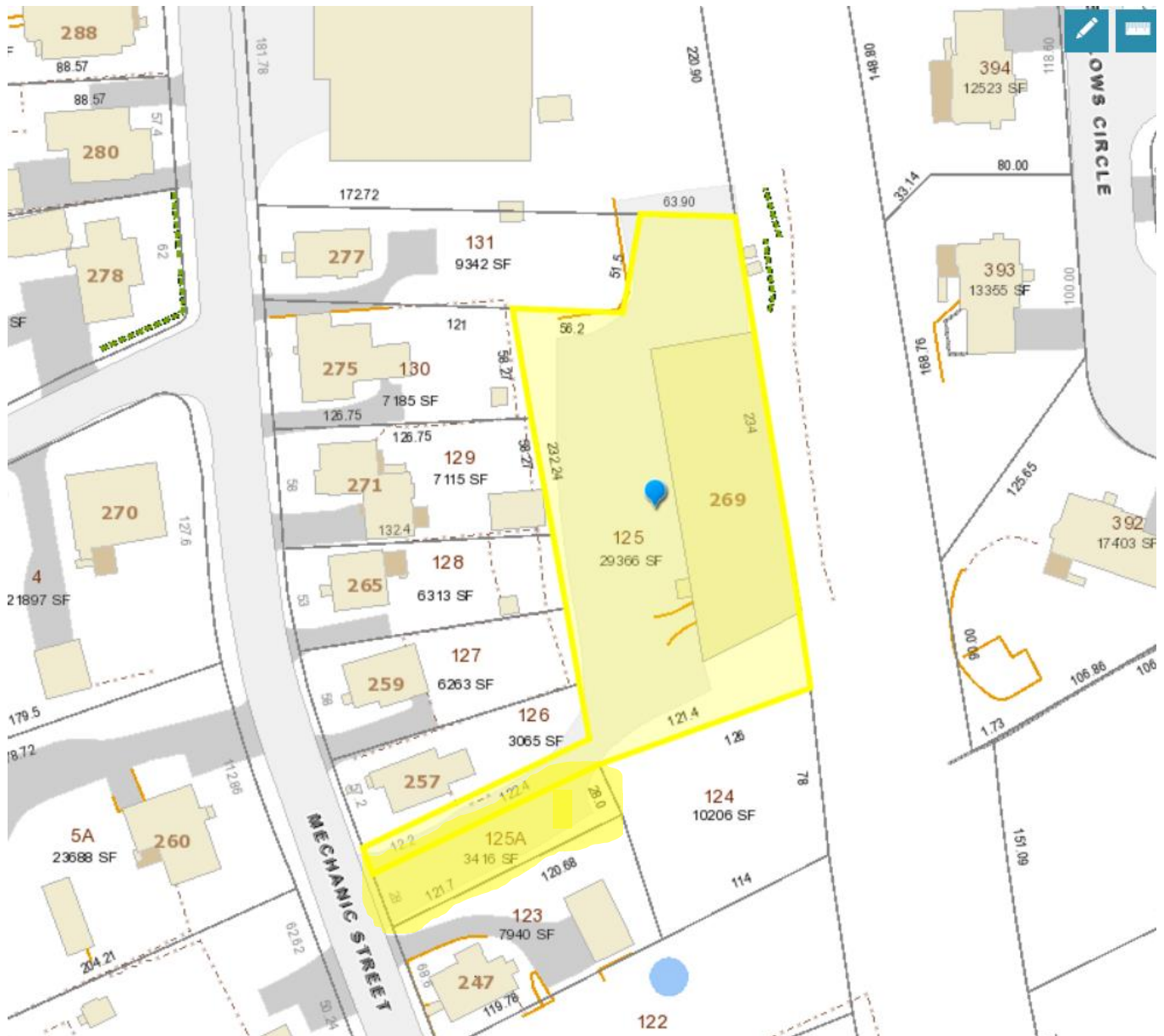
**Building Details: Building # 1**



<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.

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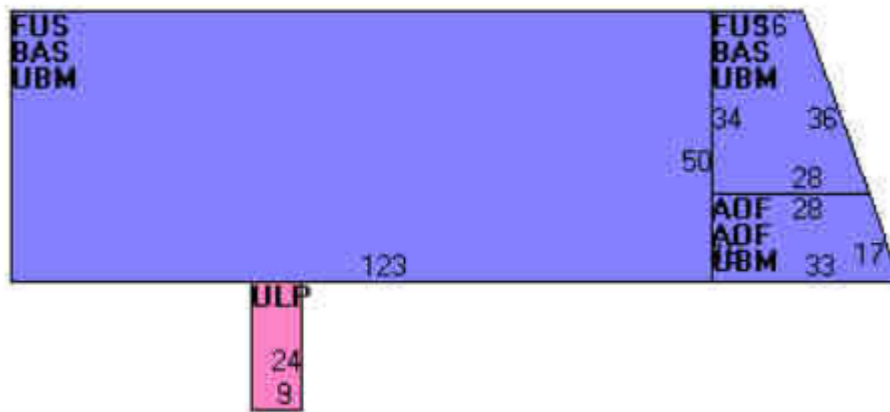
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Note : Other descriptions show 7,450 s.f. per floor

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

## Building Layout



## Land

### Land Use

<b>Use Code</b>	4010
<b>Description</b>	Industrial Warehouse ⓘ
<b>Zone</b>	RB
<b>Neighborhood</b>	C010
<b>Alt Land Appr Category</b>	No

### Land Line Valuation

<b>Size (Acres)</b>	0.67
<b>Frontage</b>	
<b>Depth</b>	