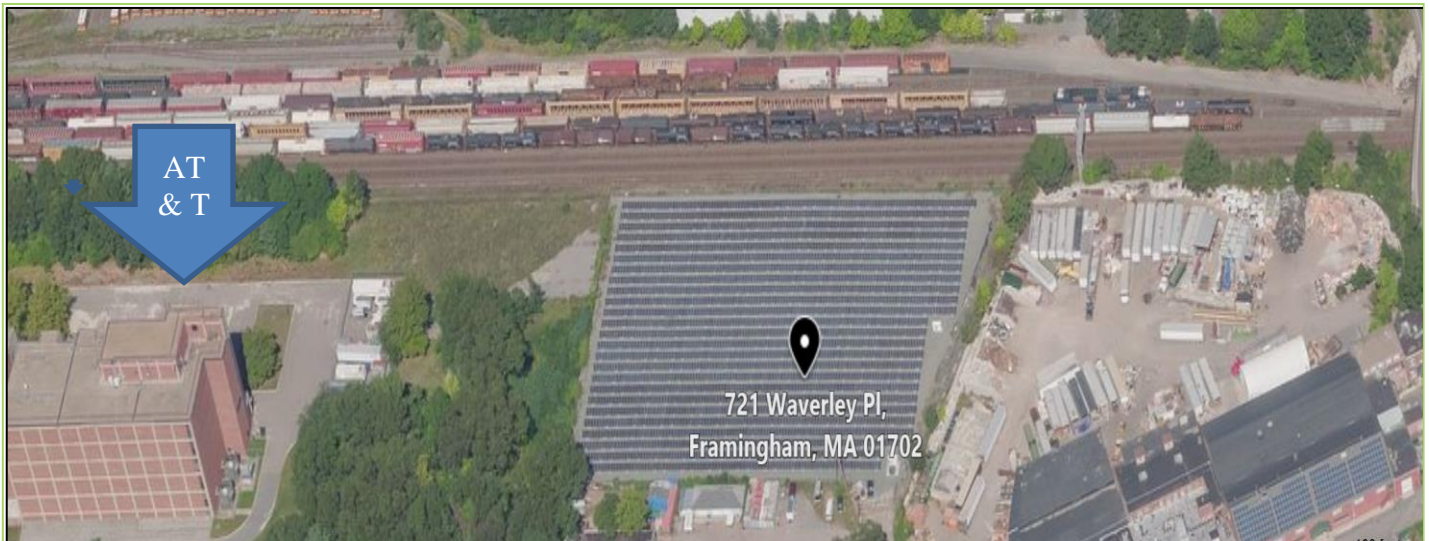




# METROWEST COMMERCIAL R.E.

## FOR SALE – 800 kW SOLAR FARM 721 WAVERLY ST, FRAMINGHAM, MA – RT. 135



**BUILDING** : No building is on site now  
**LOT SIZE** : 139,348 s.f. (3.2 acres)  
**R.E. TAXES** : \$12,769 (2018)  
**ASSESSMENT** : \$782,400 (2018)  
**ZONING** : Manufacturing  
**ELECTRICITY** : Net metering done by Eversource  
5 year-old panels have a 25 year warranty

**ENVIRONMENTAL:** There are monitoring wells on the site. This property abuts & is down gradient from AT & T. Seller will supply more information after a nondisclosure agreement is signed regarding environmental status.

**REDUCED - \$2.8M**

**ONE OF FRAMINGHAM'S ONLY  
SOLAR FARMS IS BEING OFFERED  
FOR SALE.**

**CONSTRUCTED BY THE CURRENT  
OWNER IN 2013/2014. CURRENTLY  
THE ELECTRICITY IS SOLD TO THE  
CITY OF FRAMINGHAM**

**MORE DETAILS ARE AVAILABLE  
FROM THE LISTING BROKER.**

**OWNER NETS APPROX. \$300K PER  
YEAR or A USER COULD GENERATE  
AND USE THE ELECTRICITY**

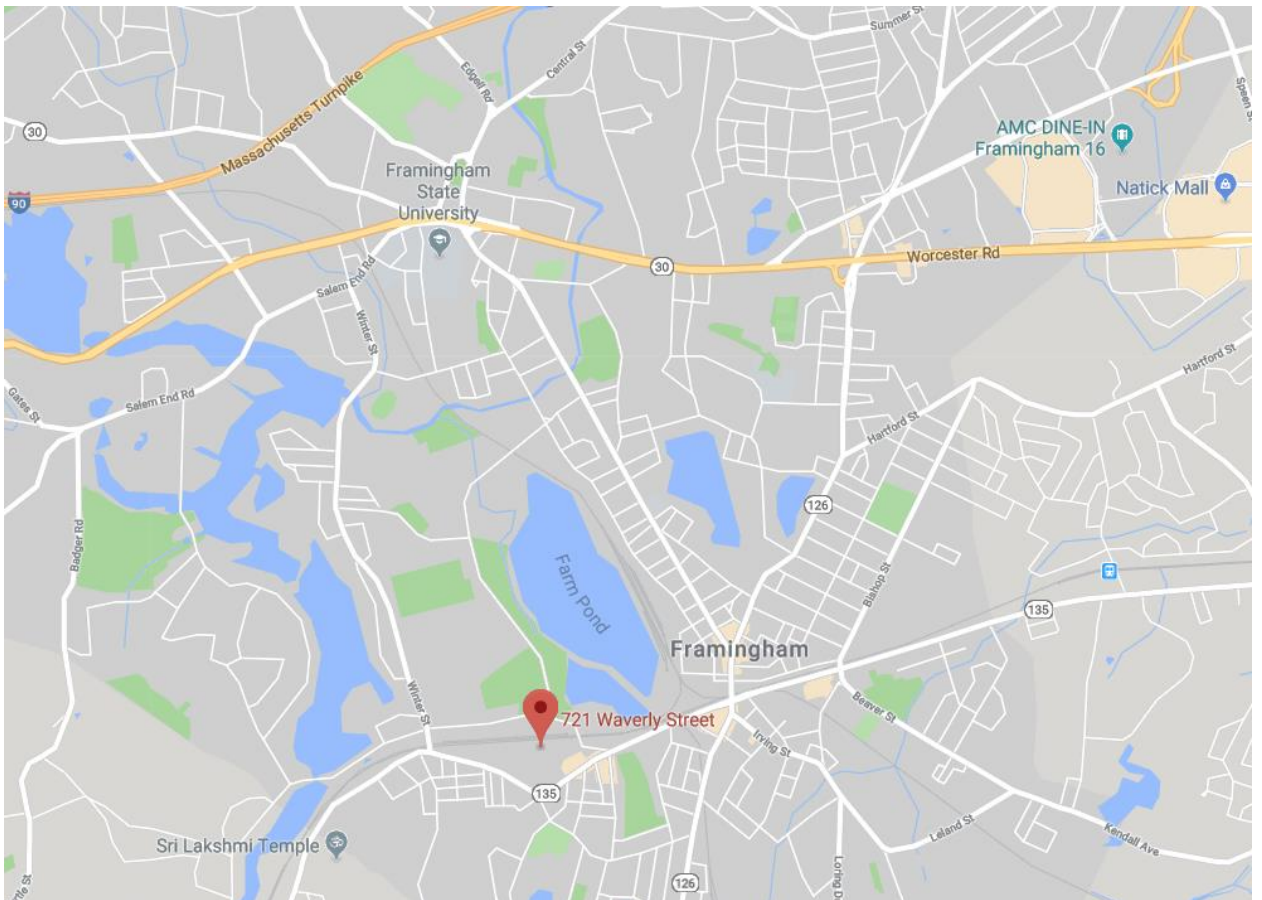
**Listing Broker: MARLENE ARON 508-740-0000 - cell**  
[ma@metrowestcre.com](mailto:ma@metrowestcre.com) ~ [www.metrowestcre.com](http://www.metrowestcre.com)

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# METROWEST COMMERCIAL R.E.

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**METROWEST  
COMMERCIAL R.E.**

**JUNE 2017 – JUNE 2018 INFORMATION FROM EVERSOURCE**

<u>Service Period</u>	<u>Net Metering Credit</u>	<u>Price</u>	<u>\$ Amount</u>
6/20/2017- 7/20/2017	111,000	0.21813	24,212.43
7/20/2017-8/18/2017	99,600	0.22057	21,968.77
8/18/2017-9/20/2017	105,000	0.22057	23,159.85
9/20/2017-10/20/2017	81,600	0.20191	16,475.86
10/20/2017-11/20/2017	21,000	0.19258	4,044.18
11/20/2017-12/19/2017	15,600	0.19258	3,004.25
12/19/2017-1/22/2018	25,200	0.21152	5,330.30
1/22/2018-2/20/2018	46,200	0.21527	9,945.47
2/20/2018-3/21/2018	64,800	0.21274	13,785.55
3/21/2018-4/20/2018	82,200	0.21291	17,501.20
4/20/2018-5/21/2018	110,400	0.21291	23,505.26
5/21/2018-6/20/2018	110,400	0.22987	25,377.65
	873,000		188,310.78

Zoning information on following pages

## Zoning: Manufacturing (M)




USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	Parking code
<b><u>1. RESIDENTIAL</u></b>														
A. Single-family Detached Dwelling	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	1
B. Two-family Dwelling <sup>8</sup>	N	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N	N	N	2
C. Multi-family Dwelling	N	N	N	N	N	Y <sup>10</sup>	N	N	N	N	N	N	N	2
D. Artist Live/Work/Gallery	N	N	N	N	N	Y	N	N	N	N	N	N	N	2

USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	Parking code
E. Mixed-use	N	N	SPP	SPP	SPP	Y <sup>9</sup>	SPP	N	N	N	N	N	N	*
F. Mixed-use Complex	N	N	N	SPP	SPP	Y <sup>9</sup>	SPP	N	N	N	N	N	N	*
G. Assisted Living or Congregate Living Housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	3
<b><u>2. RESIDENTIAL ACCESSORY</u></b>														
A. Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	30
B. Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	7
C. Large Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	7
D. Accessory Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
E. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	none
F. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
G. Amateur radio tower	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
H. Limited Accessory Structures	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
<b><u>3. INSTITUTIONAL AND RECREATIONAL</u></b>														
A. Municipal Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	23
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	none
C. Cemeteries	SPP	SPP	N	N	N	N	N	N	SPP	N	N	SPP	N	none







USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	Parking code
N. Accessory Drive-thru for Fast Food Establishment or Pharmacy	N	N	N	N	SPP	N	SPP	N	N	N	N	N	-	None
O. Personal Health and Exercise Facility, or Health Club.	N	N	N	Y	Y	Y	Y	N	N	Y	Y	N	-	6
P. Gasoline service station	N	N	N	N	SP	N	SP	N	N	N	N	N	N	21
Q. Parking facility	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	-	None
R. Radio or Television Studio	N	N	N	SP	SP	SP	Y	N	N	Y	Y	N	Y	24
T. Carwash	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	27
U. Automobile Repair	N	N	N	N	N	N	SP	N	N	N	N	N	N	21
V. Automobile Dealer	N	N	N	N	N	N	SP	N	N	N	N	N	N	22
W. Motel	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	4
X. Hotel	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	N	4
<b>6. <u>MANUFACTURING AND INDUSTRIAL</u></b>														
A. Research, Development & Laboratories	N	N	N	SP	SP	SP	SP	N	N	Y	Y	N	Y	25
B. Wholesale Business	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	24
C. Processing, assembly and manufacturing	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	25
D. Commercial Dealers	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	24
USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	Parking code
E. Retail and wholesale ice dealers	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	24
G. Bottling works	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	25
H. Stone or Monument Works	N	N	N	N	N	N	N	N	N	Y	Y	N	N	25
I. Large scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	Y	N	Y	25
J. Delivery services	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	SPP	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	SPP	N	N	25
M. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	24
N. Artisan Production/Creative Enterprise	N	N	N	Y	Y	Y	Y	SPP	N	N	N	N	N	
O. Brewery, Distillery, or Winery with Tasting Room	N	N	N	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	25

Full zoning information can be viewed at <http://www.framinghamma.gov/>

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