

## 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.

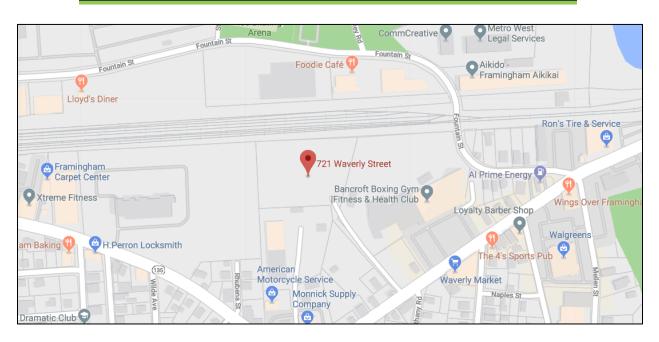
OWNER NETS APPROX. \$300K PER YEAR or A USER COULD GENERATE AND USE THE ELECTRICITY

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

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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. MWCRE does not co-broke with Principals nor recognize representation after the first showing 11/15/18









## JUNE 2017 – JUNE 2018 INFORMATION FROM EVERSOURCE

Service Period	Net Metering Credit	<u>Price</u>	\$ Amount
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)

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USE CATEGORY	R	G	B-11	B-22	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
1. RESIDENTIAL														
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-11	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>	M³	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
2. RESIDENTIAL ACCESSORY														
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
3. <u>INSTITUTIONAL AND</u> <u>RECREATIONAL</u>														
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-11	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P³	PRD <sup>5</sup>	M-1 <sup>3</sup>	M³	OSR <sup>6</sup>	TP <sup>7</sup>	Parking code
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	9
E. Cultural Center.	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N	N	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	N	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	SP	N	SP	SP	N	N	7
H. Licensed nursing, rest, or convalescent home, Hospice Facilities, and/or Nursing Care Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	11
I. Outdoor Recreational Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	5 or 6
J. Indoor Recreational Facilities	N	N	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	6
K. Indoor Entertainment Facility	N	N	N	Y	Y	Y	Y	N	N	SP	SP	N	SPP	6
L. Outdoor Entertainment Facility	N	N	N	N	SPP	N	N	N	N	SPP	SPP	Y	-	6
M. Cultural and Educational Centers	N	N	SPZ	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	13
N. Center for Performing Arts	N	N	SPP	Y	Y	Y	Y	SPP	N	N	N	N	SPP	13
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	N	N	Y	Y	N	Y	23
4. AGRICULTURAL														
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPZ	Y	Y	Y	Y	Y	Y	Y	17
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. Farms and/or Agriculture	N	N	N	N	N	N	N	N	N	N	N	Y	N	none
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	19
5. COMMERCIAL														
A. Business or Professional Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	15
B Medical Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	14
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	16
D. Retail Services	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	-	19
E. Retail Stores/Custom Work shops	N	N	Y	Y	Y	SPP	Y	N	Y	Y	Y	N	-	19
F. Service Establishment	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	18
G. Veterinary Services	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	-	14
H. Undertaker or funeral establishment.	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	N	26
I. Workshop	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	-	21
1. Workshop						Y <sup>11</sup>	Y	SP	N	SP	SP	N	_	9
J. Restaurant	N	N	SP	Y	Y	1	1	31						
		N N	SP SPP	SPP	SPP	Y	SPP	N	N	N	N	N	-	10
J. Restaurant	N									N N				10 10
J. Restaurant  K. Fast Food Establishment	N N	N	SPP	SPP	SPP	Y	SPP	N	N		N	N	-	

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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
6. MANUFACTURING AND INDUSTRIAL														
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 <a href="http://www.framinghamma.gov/">http://www.framinghamma.gov/</a>

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