



AND

Pat Arena
WE'LL HELP YOU GROW



PRESENT
693 E. CENTRAL ST.
FRANKLIN, MA 02038

Priced At

\$1,600,000



Pat Arena



(508) 397-3264



www.PatArenaRealEstate.com

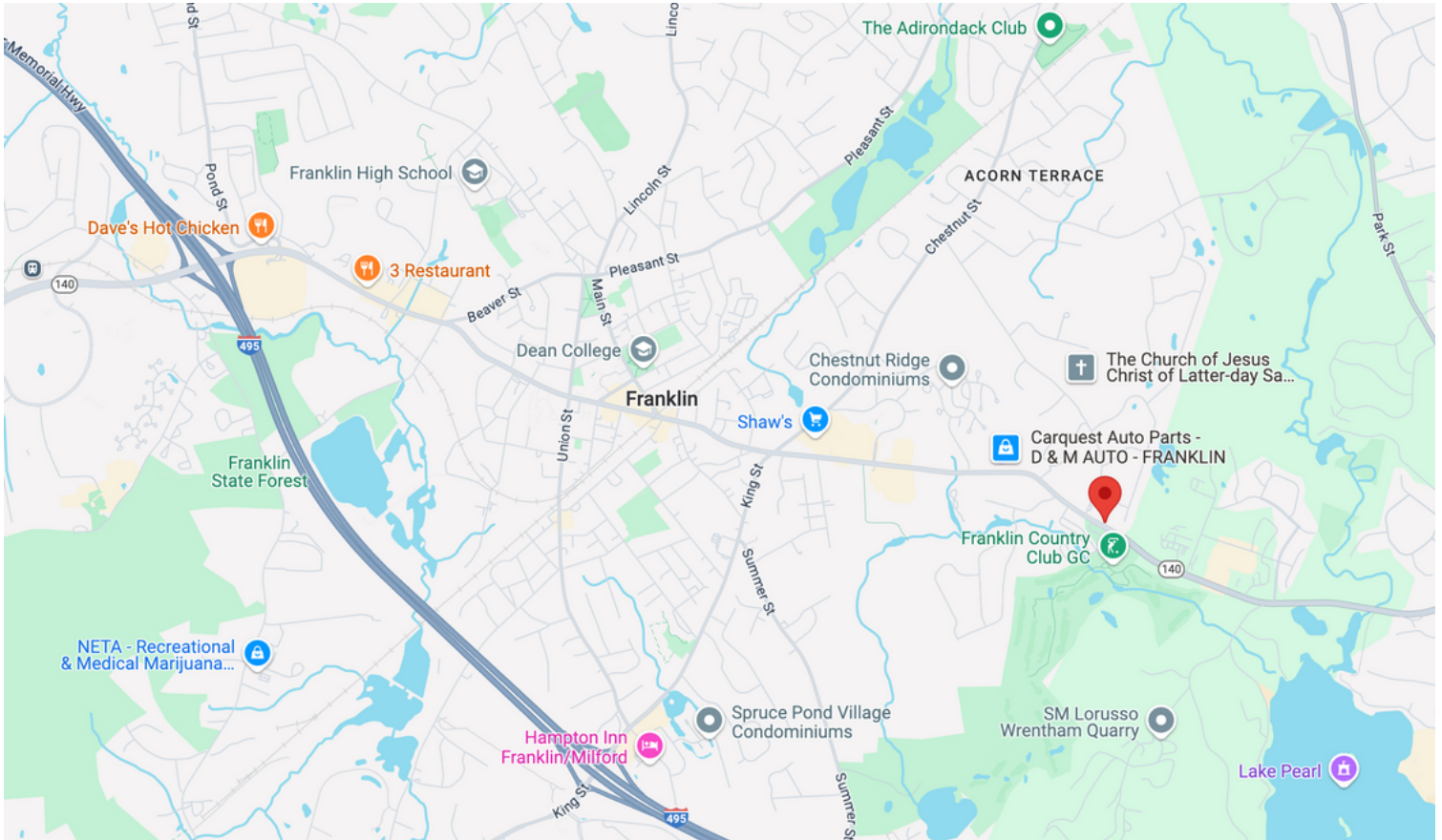
PatArena@BetterLivingRE.com

BUILDING OVERVIEW



- OWNERSHIP: CORPORATE
- GROSS AREA: 11,267 FT
- OCCUPANCY: CURRENTLY OWNER OCCUPIED
- LAND: 1.44 ACRES
- PROPERTY TYPE: MEDICAL OR PROFESSIONAL OFFICE
- FRONTAGE ON RT 140: 272 FT
- LOT DEPTH: 225 FT
- YEAR BUILT: 1800
- PARKING SPACES: 38 CARS
- RENOVATED: 2022-2024
- WATER: PUBLIC
- FINISHED AREA: 7,322 SQ FT
- SEWER: PRIVATE

LOCATION



RIGHT ON RT 140 WITH HIGH VISIBILITY

FRANKLIN/WRENTHAM LINE

CONVENIENT TO RT 495 AND COMMUTER RAIL

IMPROVEMENTS

- HEATING SYSTEM REPLACED (2022)
- THREE AC UNITS REPLACED (2023)
- ALL FRONT WINDOWS REPLACED (2020-2025)
- SUITE 101 FULLY RENOVATED (2023)
- SUITE 102 FULLY RENOVATED (2020)
- NEW LANDSCAPING (2025)



BUILDING SPACE

- FIVE ABOVE-GRADE UNITS SPREAD OVER TWO FLOORS
 - SUITE 101: VACANT
 - SUITE 102: VACANT
 - SUITE 103: PEGASUS SOLUTIONS INC.
 - SUITE 201: PEGASUS SOLUTIONS INC.
 - SUITE 202: SYNERGY HOMECARE
- BASEMENT UNITS:
 - TWO ADDITIONAL SPACES, UNDER RENOVATION
 - WILL LEASE FOR \$8-12/SF WITH SEPARATE BATHROOMS AND EGRESS



FINANCIAL INFORMATION

2025 PRO FORMA RENT ROLL

	Suite 101 - Vacant	Suite 102 - Vacant	Suite 103 - Pegasus	Suite 201 - Pegasus	Suite 202 - Synergy	Total
Jan	\$3,900.00	\$3,675.00	\$2,300.00	\$2,500.00	\$1,650.00	\$14,025.00
Feb	\$3,900.00	\$3,675.00	\$2,300.00	\$2,500.00	\$1,650.00	\$14,025.00
Mar	\$4,000.00	\$3,675.00	\$2,300.00	\$2,500.00	\$1,650.00	\$14,125.00
Apr	\$4,000.00	\$3,675.00	\$2,300.00	\$2,500.00	\$1,650.00	\$14,125.00
May	\$4,000.00	\$3,675.00	\$2,300.00	\$2,500.00	\$1,650.00	\$14,125.00
Jun	\$4,000.00	\$3,675.00	\$2,300.00	\$2,500.00	\$1,650.00	\$14,125.00
Jul	\$4,000.00	\$3,766.88	\$2,300.00	\$2,500.00	\$1,700.00	\$14,266.88
Aug	\$4,000.00	\$3,766.88	\$2,300.00	\$2,500.00	\$1,700.00	\$14,266.88
Sep	\$4,000.00	\$3,766.88	\$2,300.00	\$2,500.00	\$1,700.00	\$14,266.88
Oct	\$4,000.00	\$3,766.88	\$2,300.00	\$2,500.00	\$1,700.00	\$14,266.88
Nov	\$4,000.00	\$3,766.88	\$2,300.00	\$2,500.00	\$1,700.00	\$14,266.88
Dec	\$4,000.00	\$3,766.88	\$2,300.00	\$2,500.00	\$1,700.00	\$14,266.88
					Annual:	\$170,151.28

FINANCIAL INFORMATION

2024 PROFIT & LOSS

Ordinary Income/Expense

Income

Electric Income	1,907.24
Interest Income	3.15
Rental Income	159,285.00

Total Income	161,195.39
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Expense

Accounting	240.00
Advertising and Promotion	664.00
Filing Fees	520.00
Insurance Expense	4,061.00
Landscaping	580.00
Licenses & Permits	52.49
Plant Purchased Service	10,962.00
Plant Supplies & Expense	756.55
Repairs and Maintenance	1,199.94
Snow Removal	2,175.00
Taxes - Property	13,900.43
Utilities	
Electric	8,846.55
Gas	4,860.46
Water	767.30
Total Utilities	14,474.31

Waste Removal Services	986.36
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Total Expense	50,572.08
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Net Ordinary Income	110,623.31
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PHOTOS



PHOTOS



PHOTOS



FLOOR PLANS - FIRST



TOTAL: 7322 sq. ft

BELOW GROUND: 465 sq. ft, FLOOR 2: 4350 sq. ft, FLOOR 3: 2507 sq. ft
EXCLUDED AREAS: BASEMENT: 1677 sq. ft, HALL: 93 sq. ft, STORAGE: 543 sq. ft,
W.I.C.: 25 sq. ft, ROOM: 568 sq. ft, UTILITY: 177 sq. ft,
UNDEFINED: 71 sq. ft, PATIO: 304 sq. ft, OPEN TO BELOW: 19 sq. ft

FLOOR PLANS - SECOND



TOTAL: 7322 sq. ft
 BELOW GROUND: 465 sq. ft, FLOOR 2: 4350 sq. ft, FLOOR 3: 2507 sq. ft
 EXCLUDED AREAS: BASEMENT: 1677 sq. ft, HALL: 93 sq. ft, STORAGE: 543 sq. ft,
 W.I.C.: 25 sq. ft, ROOM: 568 sq. ft, UTILITY: 177 sq. ft,
 UNDEFINED: 71 sq. ft, PATIO: 304 sq. ft, OPEN TO BELOW: 19 sq. ft

FLOOR PLANS - BASEMENT



TOTAL: 7322 sq. ft

BELOW GROUND: 465 sq. ft, FLOOR 2: 4350 sq. ft, FLOOR 3: 2507 sq. ft
EXCLUDED AREAS: BASEMENT: 1677 sq. ft, HALL: 93 sq. ft, STORAGE: 543 sq. ft,
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