

# 6 DEPOT ST

An aerial photograph of an industrial complex in Grafton, Massachusetts. The main building is a large, multi-story brick structure with a dark roof. To its right is another brick building with a prominent red brick chimney. Further back, there are several white industrial buildings and a parking lot. The complex is situated along a river that flows through the center of the image, with a small dam or weir visible. The surrounding area is lush with green trees and forested hills under a blue sky with scattered white clouds.

GRAFTON, MA

Marcus & Millichap  
THE KLEIN GROUP

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# EXECUTIVE SUMMARY

The Klein Group of Marcus & Millichap is pleased to present 6 Depot Street, a 118,000-square-foot historic mill property located in Grafton, Massachusetts. Situated in one of Central Massachusetts' fastest-growing communities, the property offers investors and developers the chance to transform a landmark asset into a significant residential project.

Originally constructed as a mill, the building retains the architectural features and historic character that have made adaptive reuse projects successful throughout New England. The property's size, layout flexibility, and transit-oriented location make it well-suited for a multifamily conversion or mixed-use redevelopment.

Located just minutes from the Grafton MBTA Commuter Rail station, the property provides convenient access to Worcester, Boston, and the broader Central Massachusetts region. The surrounding area benefits from continued population growth, strong household incomes, and limited new housing supply. Combined with the property's historic foundation and redevelopment potential, these market fundamentals support a compelling multifamily conversion opportunity.



## PROPERTY AT A GLANCE



6 DEPOT ST  
GRAFTON, MA



118,000  
SQ. FT.



17.90  
ACRES



4  
STORIES

# INVESTMENT HIGHLIGHTS



Historic mill building with significant redevelopment potential



Middle income market with strong population growth



Direct access to Worcester and Boston via MBTA Commuter Rail



Minutes from Worcester region's largest employment centers



# INVESTMENT OVERVIEW



## SALE PRICE

\$3,790,000



## BUILDING AREA

118,000 SF



## PRICE/SF

\$32.11



## LAND AREA

17.90 Acres



## YEAR RENOVATED

2017

## OFFERING DETAILS

SALE PRICE	\$3,790,000
BUILDING SIZE	118,000 SF
PRICE / SF	\$32.11
LOT SIZE	17.90 Acres
OCCUPANCY	Vacant
TAXES	\$14,190

## PROPERTY INFORMATION

STORIES	4
PROJECTED UNIT COUNT	98 Units
YEAR BUILT	1827
YEAR RENOVATED	2017
PROPERTY TYPE	Historical Mill
CLEAR HEIGHT	12'
ZONING	VMU

## SYSTEMS

WATER	City
SEWER	City

# WHY GRAFTON?



## COMMUTER RAIL ACCESS

Direct service to Worcester and Boston via the Grafton MBTA station.



## NEAR WORCESTER'S LARGEST EMPLOYERS

Convenient connectivity to Worcester's healthcare, education, and technology sectors.



## GROWING WORCESTER METRO

Population and employment growth continue to drive regional housing demand.



## PROVEN ADAPTIVE REUSE MARKET

Historic mill conversions have become a successful redevelopment strategy throughout Massachusetts.



## LIMITED NEW HOUSING SUPPLY

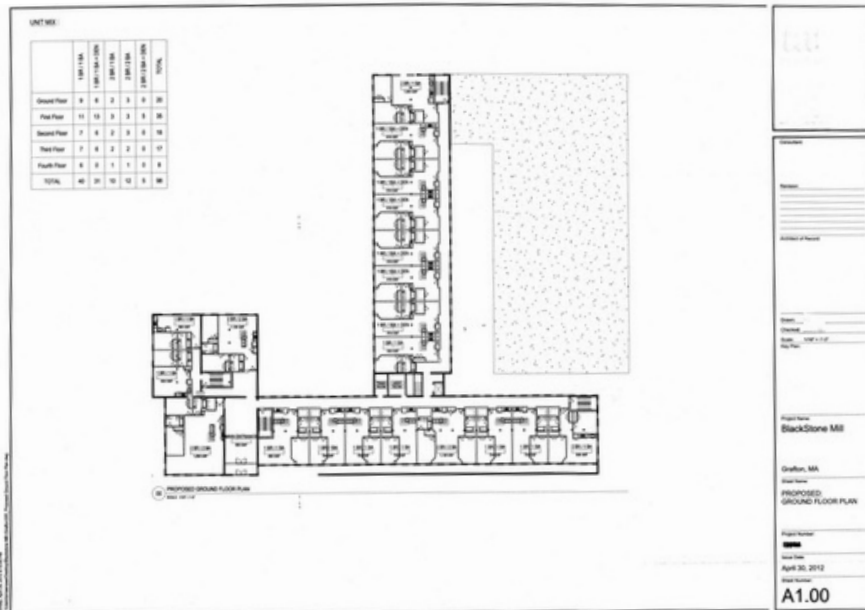
Housing inventory remains constrained across Central Massachusetts.



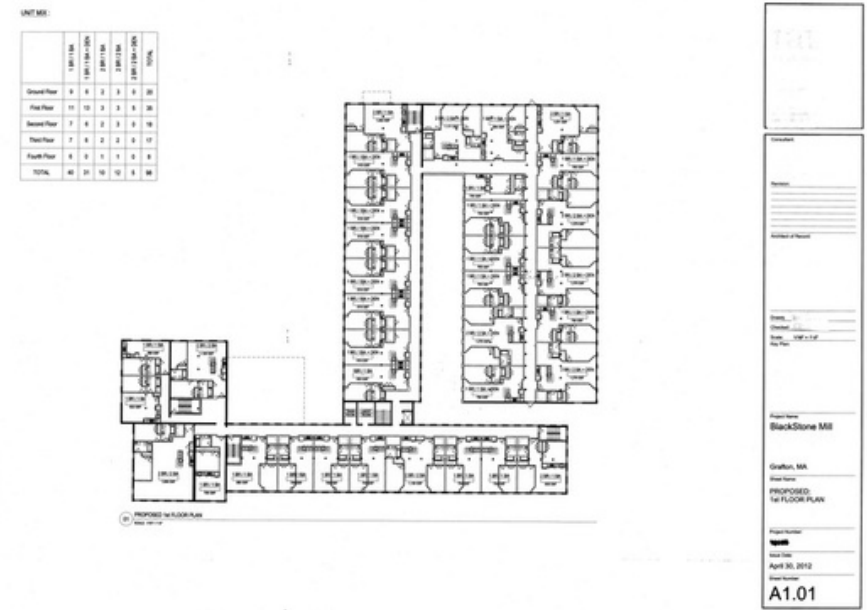
## ACCESS TO OUTDOOR RECREATION

Residents benefit from proximity to parks, trails, and recreational amenities throughout the Blackstone Valley region.

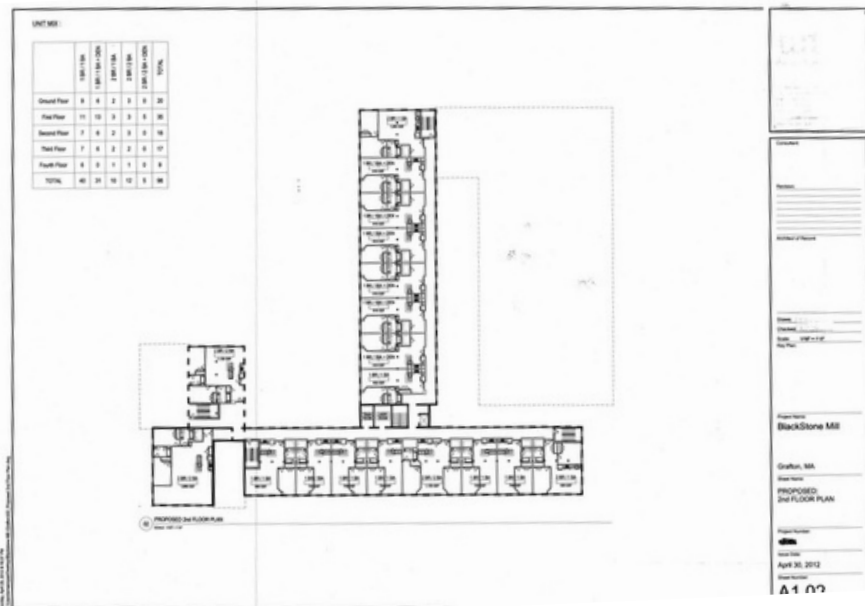
# PROPOSED FLOOR PLANS



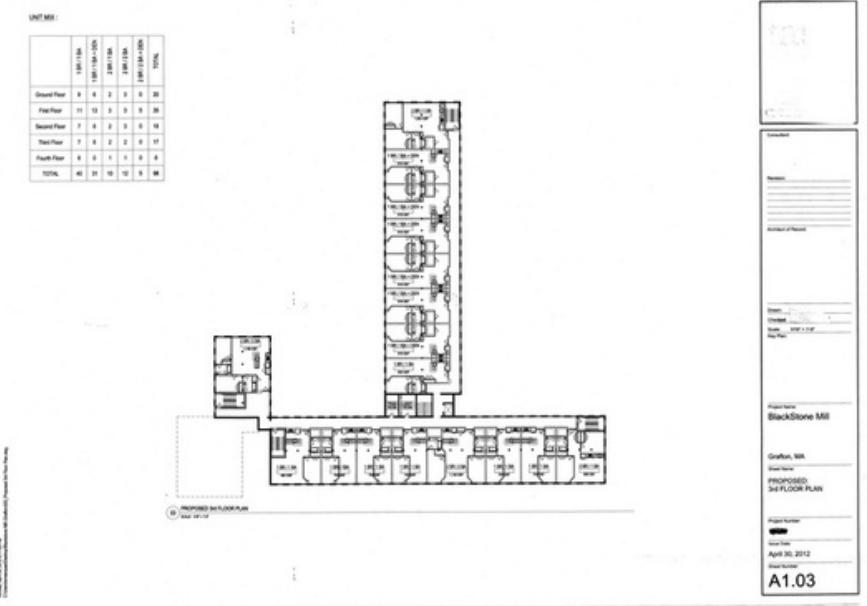
GROUND FLOOR



FIRST FLOOR

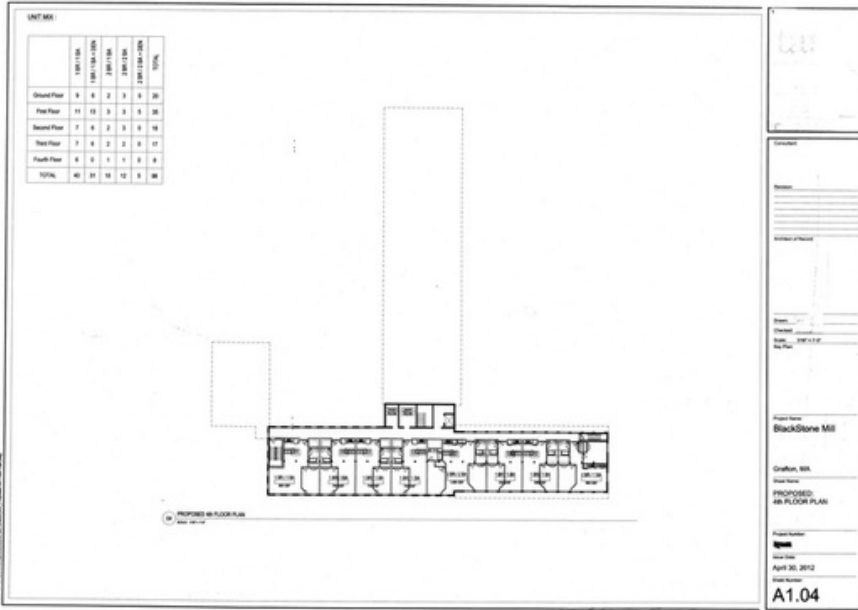


SECOND FLOOR



THIRD FLOOR

# PROPOSED FLOOR PLANS

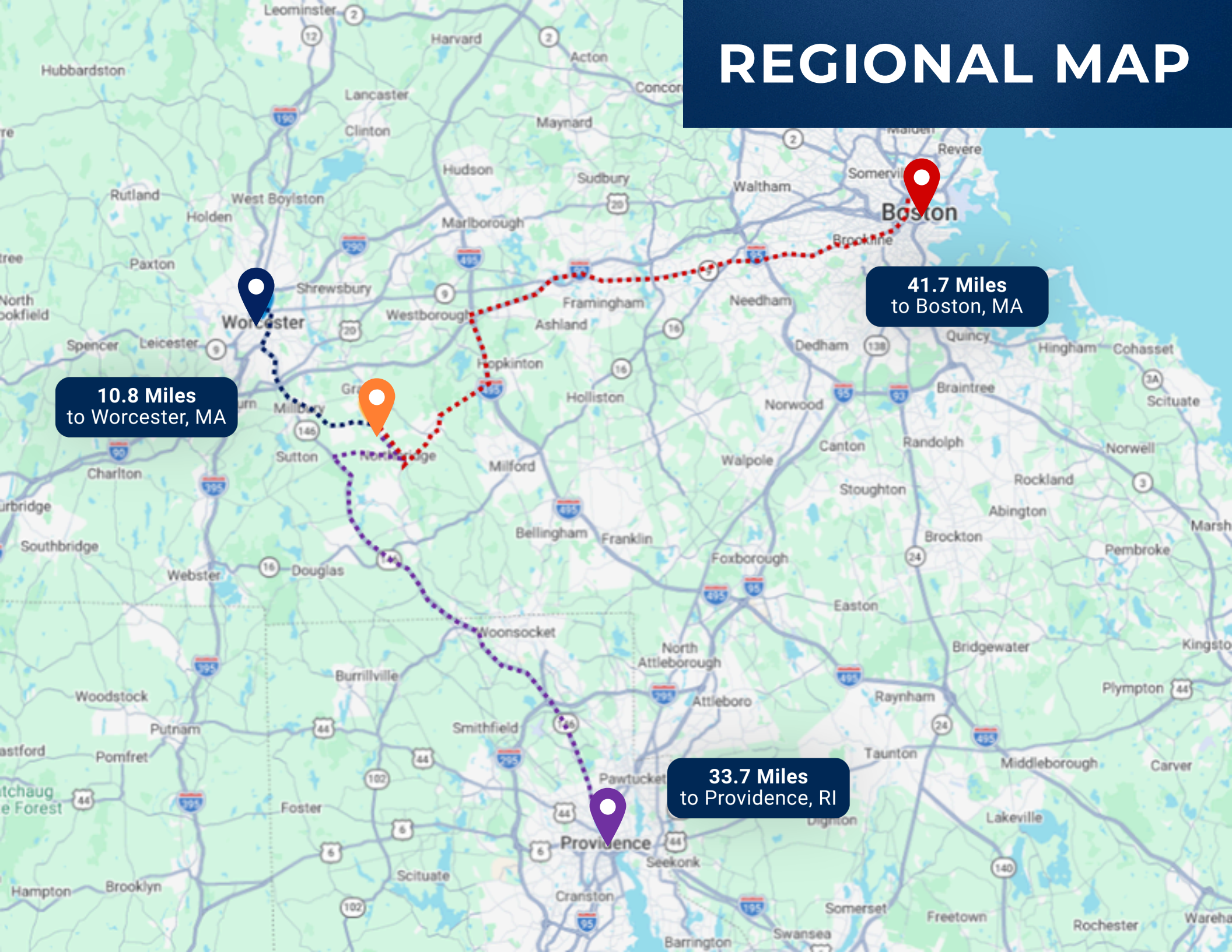


FOURTH FLOOR

# PLAT MAP



# REGIONAL MAP

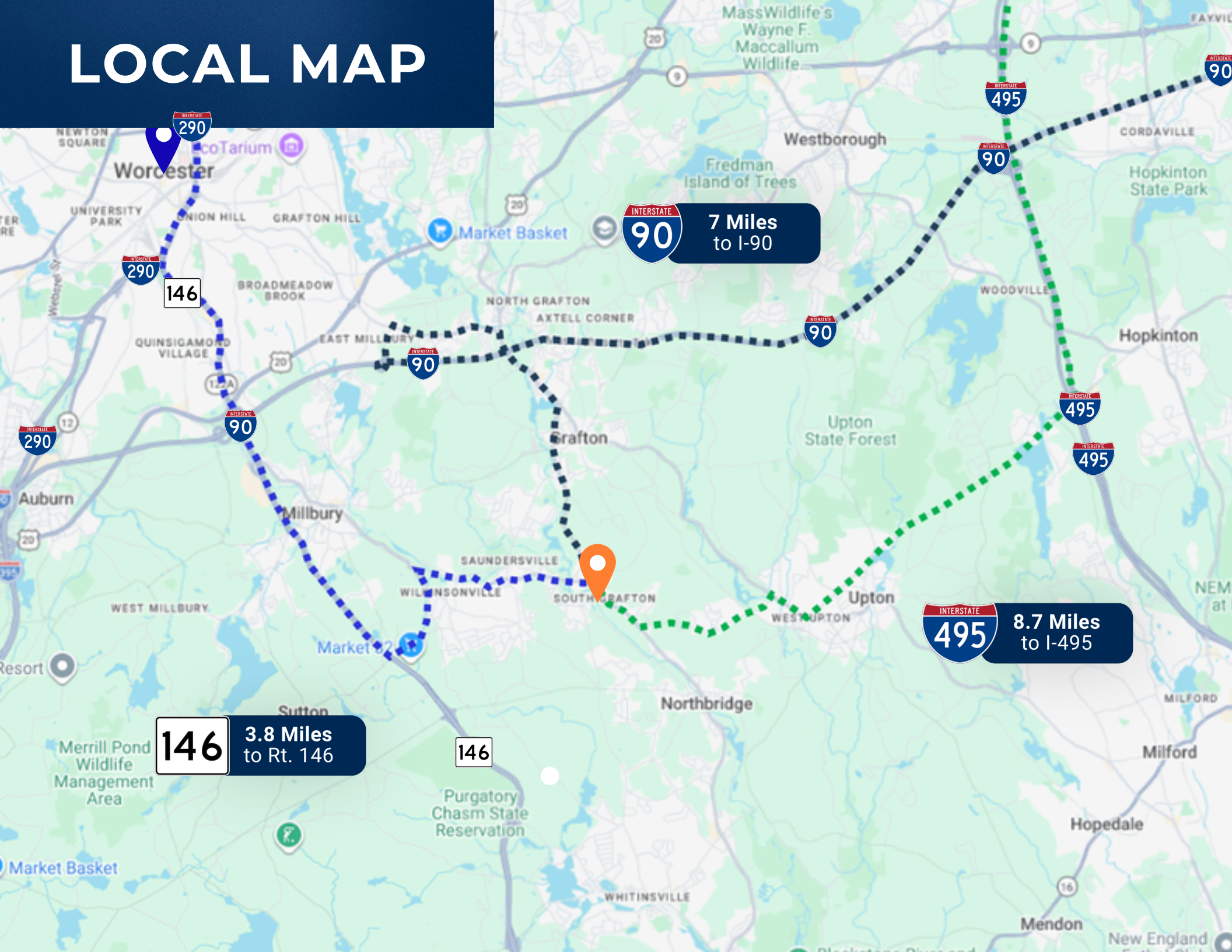


10.8 Miles  
to Worcester, MA

41.7 Miles  
to Boston, MA

33.7 Miles  
to Providence, RI

# LOCAL MAP



**146** 3.8 Miles to Rt. 146

**90** 7 Miles to I-90

**495** 8.7 Miles to I-495

**6 DEPOT ST**

**COLLETTE  
MOTORS**



**GRAFTON  
WASTE WATER  
TREATMENT**

**OLD DAWES  
POND PRESERVE**



# INTERIORS

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# GRAFTON, MA



**21,043**

POPULATION



**\$131,484**

MEDIAN  
HOUSEHOLD INCOME



**\$616,922**

MEDIAN PROPERTY  
VALUE



**6**

GRAFTON  
PUBLIC SCHOOLS



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