



PROPERTY FOR SALE

**20 A STREET**

Framingham, MA 01701

**MARCI ALVARADO**

Principal

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# 20 A STREET, FRAMINGHAM, MA



## PROPERTY DESCRIPTION

This unique office property at **20 A Street** presents a rare opportunity for investors or owner/users seeking a well-located asset. The building features generous floor plates with abundant natural light, delivering flexible layouts for single or multi-tenant occupancy. Recent interior enhancements include upgraded finishes and an efficient HVAC system. On-site parking and controlled access provide convenience and security for tenants and guests.

## PROPERTY HIGHLIGHTS

- Excellent Owner/User Opportunity
- Flexible floor plates accommodate evolving tenant needs
- Abundant natural light throughout each level
- Efficient HVAC and mechanical systems in place
- Controlled access and secure entry points
- On-site parking supports tenant convenience
- Ideal for single tenant or multi-tenant occupancy
- Updated electrical infrastructure ready for modern office demands
- Desirable Saxonville Village location. Close to the bike path and Saxonville Mills offering a vibrant and creative commercial hub
- Convenient to Speen Street/Rte 9, and The Mass Pike (I-90)
- Front Entrance is ADA accessible

### OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,250,000 |
| Lot Size:      | 5,002 SF    |
| Building Size: | 3,540 SF    |

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## ADDITIONAL PHOTOS



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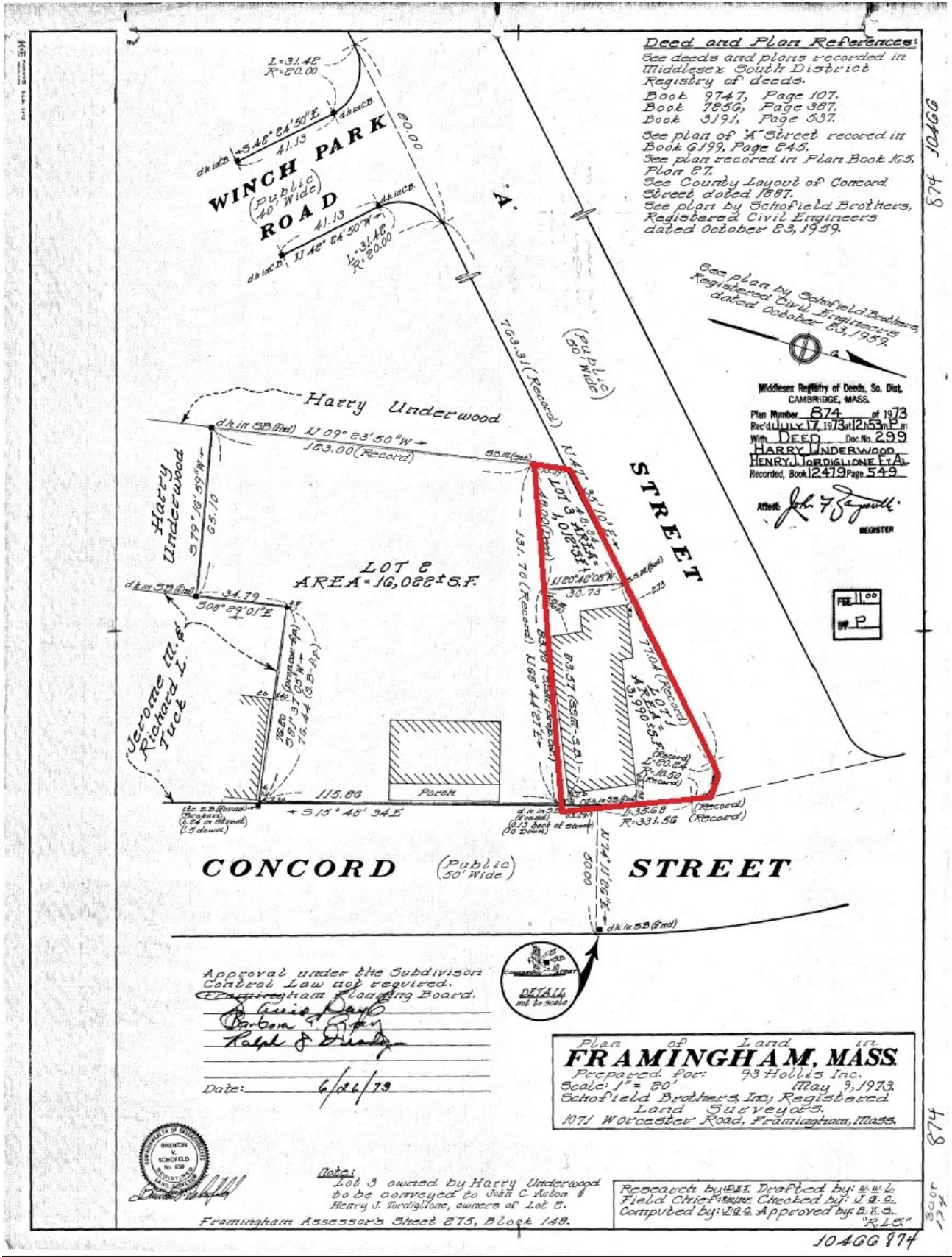
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# SITE PLAN



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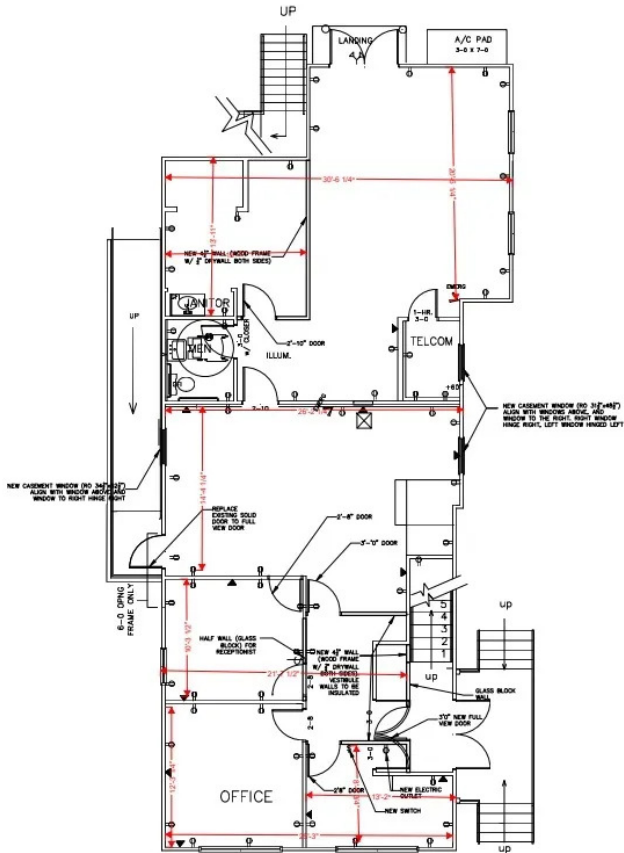
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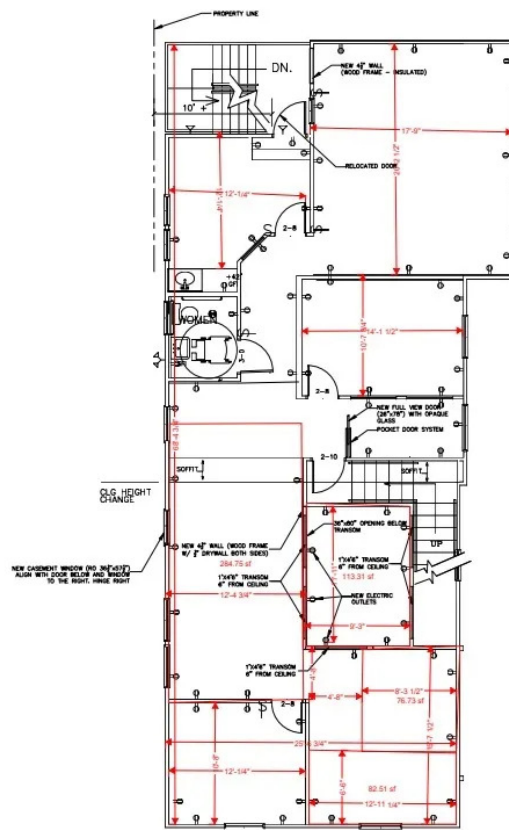




## FLOOR PLAN



1st FLOOR PLAN



2nd FLOOR PLAN



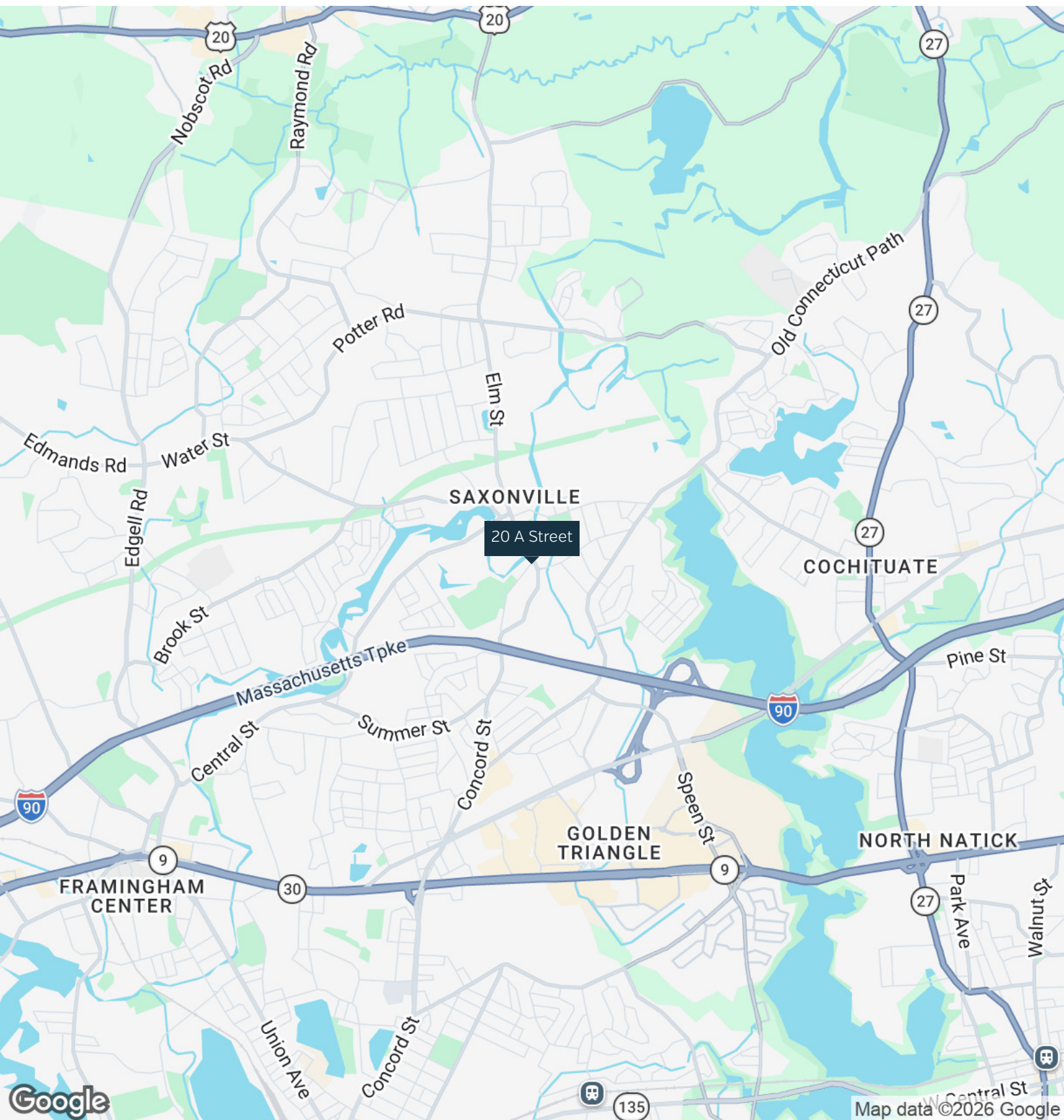


## SECTION 1

# LOCATION INFORMATION



## REGIONAL MAP



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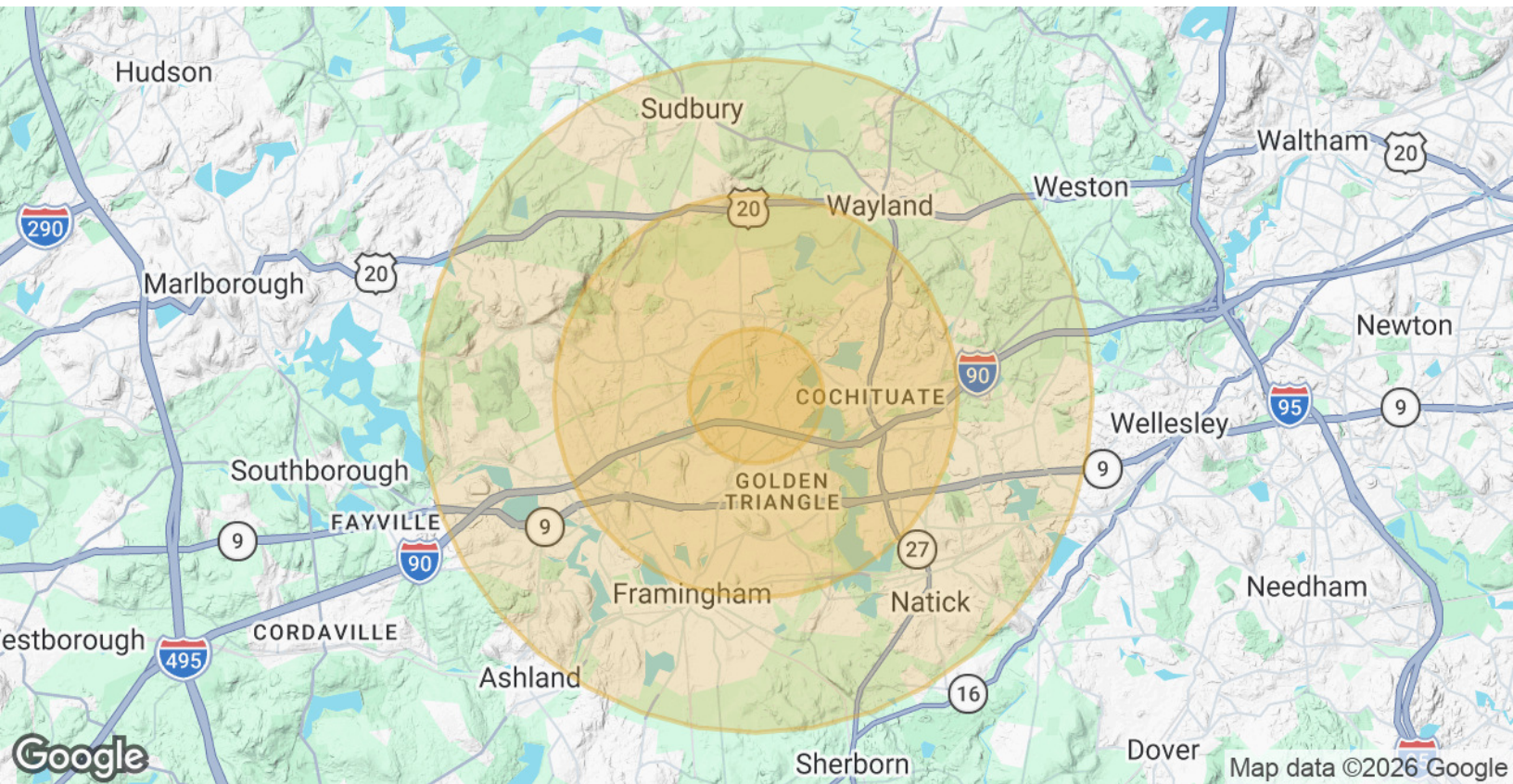
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# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,107  | 65,837  | 144,583 |
| Average Age          | 40.2   | 42.2    | 41.5    |
| Average Age (Male)   | 39.2   | 40.5    | 39.5    |
| Average Age (Female) | 43.3   | 43.2    | 42.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,698     | 25,855    | 55,061    |
| # of Persons per HH | 2.5       | 2.5       | 2.6       |
| Average HH Income   | \$161,187 | \$159,638 | \$184,466 |
| Average House Value | \$628,219 | \$689,809 | \$819,992 |

2023 American Community Survey (ACS)

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