

FOR SALE

**837 Upper Union Street
Franklin, MA**



DESCRIPTION:

The Commercial Division of Re/Max Executive Realty would like to make you aware of a 1,500 square foot Industrial Condominium for sale at 837 Upper Union Street, Franklin. This unit has a 10'x12'6" office area and is clear span and column free, offering maximum efficiency within the space.

This property is conveniently located just off Route 495 at exit #16, offering great accessibility at an affordable price.

We welcome the opportunity to provide a tour of this space. For additional information or to schedule a tour, please call:

Rick Kaplan

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SPECIFICATIONS:

Premises: 837-C7 Upper Union Street

Building Size: 30,000 square feet

Unit Size: 1,500 square feet (30'x50')

Utilities: Town Water & Sewer
Natural Gas
100 amp electrical service

Office: 10' x 12'6"
Heating & Cooling

Ceiling Height: 20' to 25'

Parking: 3

RE Tax: \$1,719.00

Condo Fee: \$217.00

Loading: Drive-in Door (12' x 14')

Amenities: 2 bathrooms w/utility sink
Garage with floor drain
Wet Sprinklered

Sale Price: \$159,000

**The Commercial Division of RE/MAX Executive Realty
445 Franklin Village Drive ↻ Franklin, MA 02038 ↻ Tel. 508.541.1350**

Every effort has been made to furnish the most accurate information available on this property. However all statements and conditions herein are subject to errors, omissions or removal from the market without notice.

