MetroWest Commercial R. E.
THE REGIONAL EXPERTS

FOR SALE
REDUCED - $1.895M

This Rt. 9 property can be delivered with approx. 4,000 s.f. for an owner occupant or up to 5,500 s.f. soon. First floor right side has a lease ending 6/30/2027 PC Healthstop. Recently closed Hair Salon furnishing equipment is available to a building buyer. Terms to be discussed.

The Seller may leaseback up to 5 years or vacate 1/2 2nd floor. Seller financing - terms to be determined.

1291 Worcester Road is situated near a busy Route 9 intersection just west of Temple St. The building has access onto Old Worcester Rd. and allows egress back to lights to Temple St. to go to Rt. 9 eastbound or to South Framingham / Ashland. Approx. 1/2 to MassPike. Year built—1980.



Rt. 9W ~ 1291 WORCESTER RD., FRAMINGHAM, MA

Building s.f.	: 8,044 s.f.—2 story on slab	**Lot Size**	: 0.67 acres
Zoning	: Business	**Water & Sewer**	: Town
Parking Spaces	: 30 - 35	**Exterior**	: Stone/Stucco
Assessment	: $1,754,900 (2026)	**R.E. Taxes**	: $42,345.74 (2026)
Heat	: Gas FHA	**Roof/ Age**	: Rubber Approx 12 yrs old, 25 yr. warranty
HVAC	: 9 units, 1 new 2026		

Exclusive Listing Broker—Marlene Aron - Principal
ma@metrowestcre.com 508-740-0000

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Buyers are expressly advised to verify all information independently prior to negotiations. MWCRE represents the SELLER.

10-28-2026

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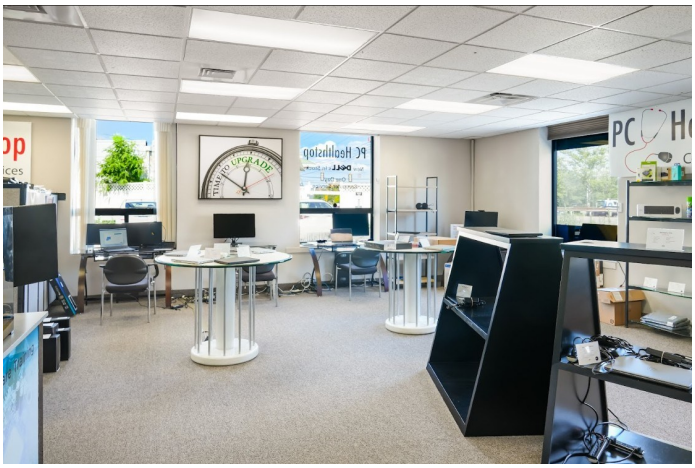
1291 Worcester Rd.
Framingham, MA













https://my.matterport.com/show/?m=m66GTG25MLZ - media link for a floor plan and visual tour.

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TENANT INFORMATION
2025

Unit Type	**Retail**	**Office**	**Retail**	**Retail**
	2nd fl right	**2nd fl left**	**1st fl right**	**1st fl left**
Tenant	**Glenwood Kitchens**	**Vacant**	**PC Healthstop**	**Former Hair Salon VACATED 7/2026**
Size	1,540 s.f.	1,550 s.f.	1,500 s.f.	1,540 s.f. no common area is added onto the usable s.f.
Rent / Month	TBD	TBD	$3,000	Potential Income $4,125.80
Rent / Year	TBD	TBD	$36,000	Potential Income $49,510
Rent/SF	Asking $28/s.f. + utilities	Asking $22/s.f. + utilities	$24/s.f. + utilities	$32.15/s.f. + utilities
Term	TBD or will vacate	Vacant	7/1/2023-6/30/2027	Closed Salon. Owner of real estate has possession
Utilities	Separately metered gas & electric paid by Tenant	Separately metered gas & electric paid by Tenant	Separately metered gas & electric paid by Tenant	Separately metered gas & electric

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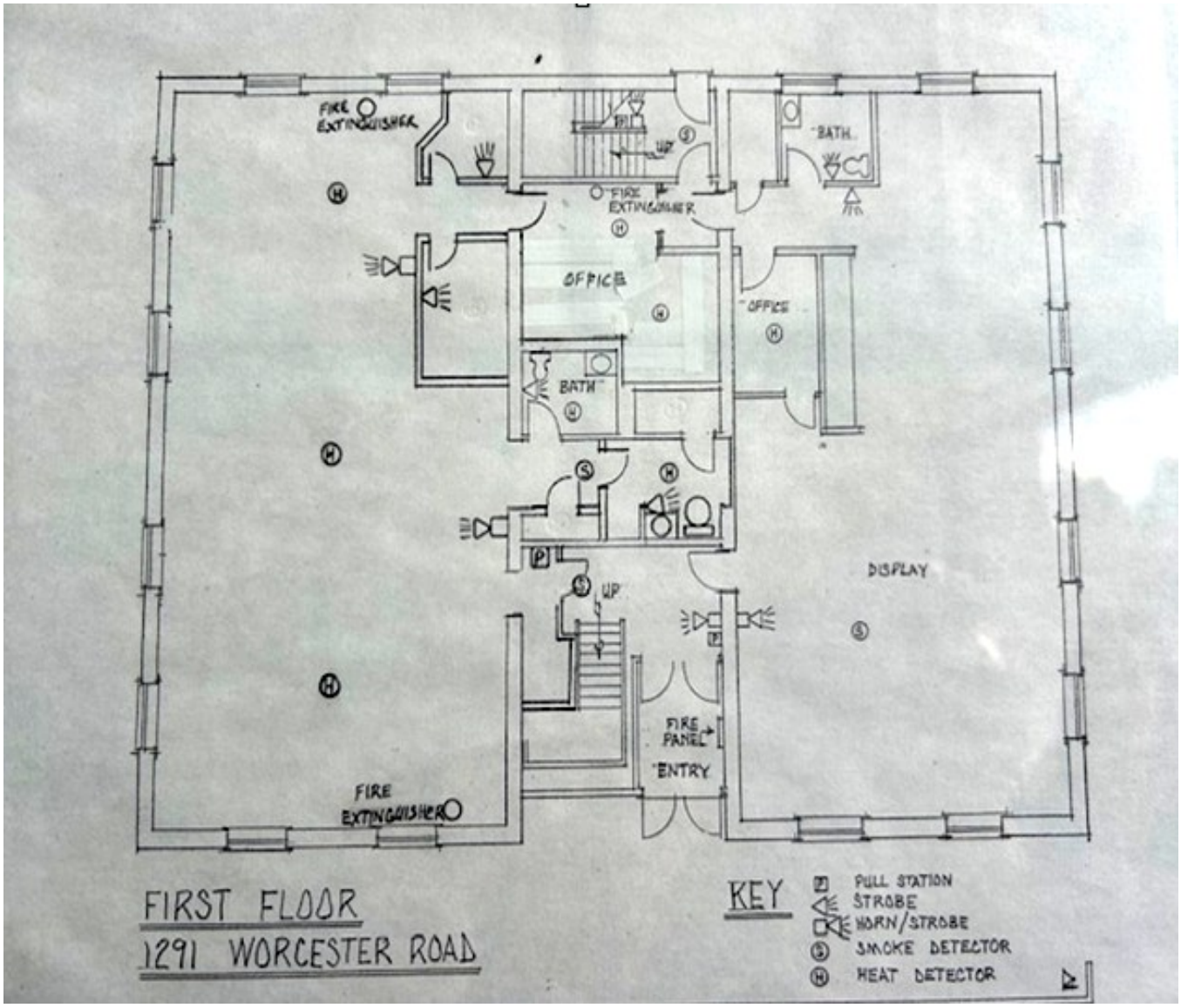
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INCOME	Lease end date	Size (SF)	Rate/sf	ANNUAL INCOME
Glenwood Kitchens	Landlord	1,550	TBD	* TBD
2nd fl - right side				
2nd fl - left side	Vacant	1,550		*Vacant
PC Health Stop - 1st fl.	6/30/2026	1,500	$24 + util.	$36,000
	Option thru 6/30/2027 exer-cused			
Hair Salon—vacated	Vacant	1,540		Vacant

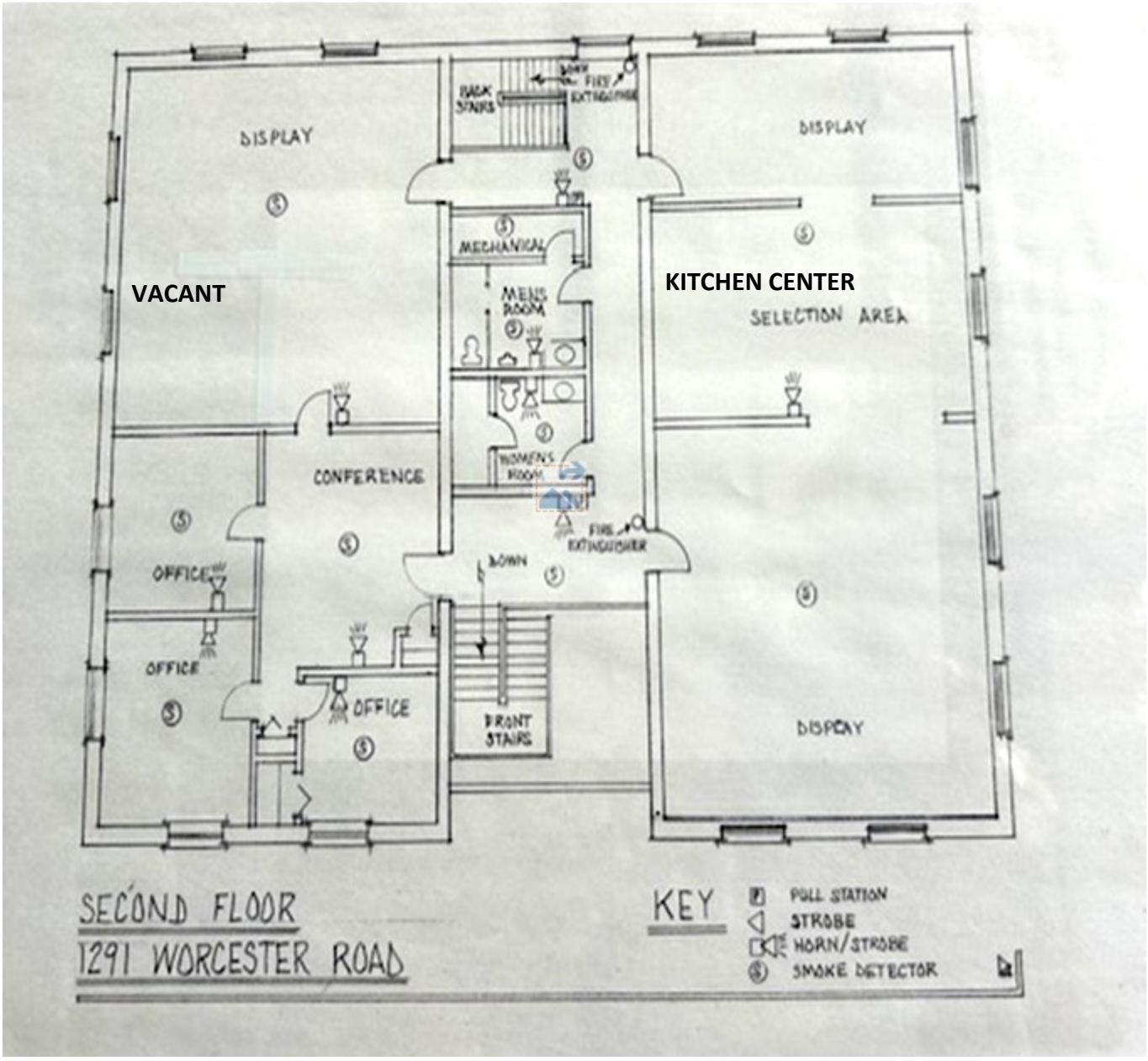
Comments * Glenwood Kitchens will remain one or two years or will vacate 30 days after the sale.

JANUARY 2025-DECEMBER 2025 EXPENSES		
Insurance	$5,900	(Fire and Hazard. Part of a master policy covering 3 buildings)
Taxes	$41,589	
Landscaping	$4,220	
Snow	$4,180	
Security	$480	
HVAC Filters	$2,928	
Cleaning	$1,860	(Common Area)
Electric	$1,896	(Common Area)
		(Building Total-tenant on left pays all but $500, space is current-ly vacant, total would have been $3596.63 with salon up and
Water/Sewer	$500	running full time)
Trash	$3,333	
	$66,886	

1st FLOOR PLAN—vacated hairsalon left side, PC Healthstop right side



2ND FLOOR PLAN



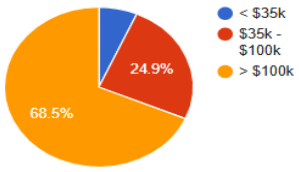
1291 Worcester Rd. Framingham, MA



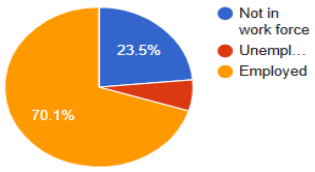
Neighborhood Demographics for 1291 Worcester Road, Framingham MA

Demographics information for the immediate neighborhood (a subset of zip code area) surrounding this property derived from census bureau and CIMLS d

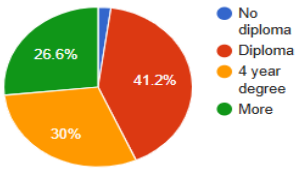
Households by Income



Labor Force and Employment

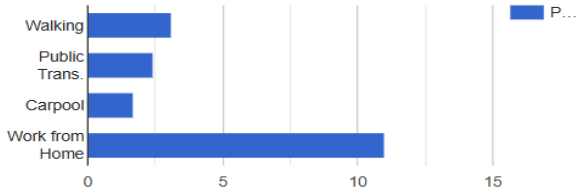


Educational Attainment

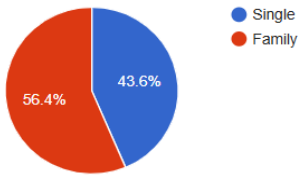


Income Statistics	Value in USD
Median Income	$130,556
Mean Income	$182,796
Per Capita Income	$72,032

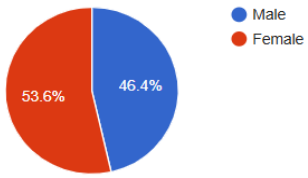
Methods of Commuting (Excluding Personal Vehicles)



Household Types



Population by Gender



Total Households: 592

Housing Stats	Number of Units
Housing Units	610
Vacant	3%
Owner Occupied	461
Renter Occupied	131
Rental Vacancy Rate	0%

Total Population: 1,484

Value and Cost Stats	Value in USD
Median Rent	$1,895
Median Owner Occ. Value	$608,400
Median Monthly Owner Cost	$3,102

Zoning

Use Category	R	G	B-1[1]	B-2[2]	B-3[3]	B-4	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	CMU	Parking Code
1. RESIDENTIAL																
A. Single-family detached dwelling	Y	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	N	1
B. Two-family dwelling[8]	N	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	N	N	N	N	N	N	N	2
C. Multifamily dwelling	N	N	N	N	N	N	Y[10]	N	N	N	N	N	N	N	N	2
D. Artist live/work/gallery	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	2
E. Mixed-use building	N	N	SPP	SPP	SPP	Y	Y[9]	SPP	N	N	N	N	N	N	Y[16]	*
F. Mixed-use complex	N	N	N	SPP	SPP	Y	Y[9]	SPP	N	N	N	N	N	N	Y[16]	*
G. Assisted living	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPP[17]	3
H. Congregate living housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPP	3
2. RESIDENTIAL ACCESSORY																
A. Home occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	30
B. Family child-care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	7
C. Large family child-care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	7
D. Accessory garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	none
E. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	none
F. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	none
G. Amateur radio tower	Y	Y	Y	Y	Y	SPP	Y	Y	Y	Y	N	N	N	N	N	none
H. Limited accessory structures	Y	Y	Y	Y	Y	SPP	Y	Y	Y	Y	N	N	N	N	N	none
I. Accessory dwelling unit	SPZ	N	N	N	N	N	N	N	N	N	N	N	N	N	N	28
3. INSTITUTIONAL AND RECREATIONAL																
A. Municipal services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	23
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	none
C. Cemeteries	SPP	SPP	N	N	N	N	N	N	N	SPP	N	N	SPP	N	N	none
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	9
E. Cultural center	N	N	SP	SP	SP	Y	SP	N	N	N	SP	SP	N	N	SPP	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	Y	N	N	Y	Y	N	N	Y	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	Y	SP	N	SP	SP	N	N	Y	7
H. Licensed nursing, rest, or convalescent home, **hospice facilities, and/or nursing care facilities**	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	N	11
I. Outdoor recreational facilities	SP	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	Y	5 or 6

The Zoning Bylaw was adopted by the Town Meeting of the City of Framingham in October, 2024.
The buyer is responsible for verifying all info.

Use Category	R	G	B-1[1]	B-2[2]	B-3[3]	B-4	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	CMU	Parking Code
	Z															
J. Indoor recreational facilities	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	Y	6
K. Indoor entertainment facility	N	N	N	Y	Y	Y	Y	Y	N	N	SP	SP	N	SPP	Y	6
L. Outdoor entertainment facility	N	N	N	N	SPP	SPP	N	N	N	N	SPP	SPP	Y	—	Y	6
M. Cultural and educational centers	N	N	SPZ	Y	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	Y	13
N. Center for performing arts	N	N	SPP	Y	Y	Y	Y	Y	SPP	N	N	N	N	SPP	Y	13
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	SPP	N	N	Y	Y	N	Y	Y	23
4. AGRICULTURAL																
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPP	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	17
B. Farm and/or agriculture	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	none
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SP Z	SPZ	19
5. COMMERCIAL						Y										
A. Business or professional office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	15
B. Medical office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	—	Y	14
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	—	Y	16
D. Retail services[12]	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	—	Y	19
E. Retail stores/custom workshops	N	N	Y	Y	Y	Y	SPP	Y	N	Y	Y	Y	N	—	Y	19
F. Service establishment	N	N	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	—	Y	18
G. Veterinary services	N	N	SP	SP	SP	Y	SP	Y	N	N	SP	SP	N	—	Y	14
H. Undertaker or funeral establishment	N	N	SP	SP	SP	Y	SP	Y	N	N	SP	SP	N	N	N	26
I. Workshop	N	N	SP	Y	Y	Y	Y	Y	N	N	Y	Y	N	—	N	21
J. Restaurant	N	N	SP	Y	Y	Y	Y[11]	Y	SP	N	SP	SP	N	—	Y	9
K. Fast-food establishment	N	N	SPP	SPP	SPP	SPP	Y	SPP	N	N	N	N	N	—	SPP	10

Use Category	R	G	B-1[1]	B-2[2]	B-3[3]	B-4	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	CMU	Parking Code
L. Brewpubs	N	N	SP	SP	Y	Y	Y[11]	Y	N	N	N	N	N	N	Y	10
M. Accessory drive-thru for financial institution	N	N	SPP	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	N	—	N	None
N. Accessory drive-thru for fast-food establishment or pharmacy	N	N	N	N	SPP	SPP	N	SPP	N	N	N	N	N	—	N	None
O. Personal health and exercise facility or health club	N	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	—	Y	6
P. Gasoline service station	N	N	N	N	SP	SPP	N	SP	N	N	N	N	N	N	N	21
Q. Parking facility	N	N	N	N	SPP	N	SPP	SPP	N	N	SPP	SPP	N	—	SPP	None
R. Radio or television studio	N	N	N	SP	SP	SPP	SP	Y	N	N	Y	Y	N	Y	Y	24
S. (Reserved)																
T. Car wash	N	N	N	N	SPP	SPP	N	SPP	N	N	SPP	SPP	N	N	N	27
U. Automobile repair	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	21
V. Automobile dealer	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	22
W. Motel	N	N	N	N	SPP	N	N	SPP	N	N	SPP	SPP	N	N	N	4
X. Hotel	N	N	N	N	SPP	N	SPP	SPP	N	N	SPP	SPP	N	N	SPP	4
6. MANUFACTURING AND INDUSTRIAL																
A. Research, development and laboratories[13]	N	N	N	SP	SP	SPP	SP	SP	N	N	Y	Y	N	Y	Y	25
B. Wholesale business	N	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	SPP	24
C. Processing, assembly and manufacturing[14]	N[15]	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	Y	25
D. Commercial dealers	N	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	SPP	24
E. Retail and wholesale ice dealers	N	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	N	24
F. (Reserved)																
G. Bottling works	N	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	SPP	25
H. Stoneworks or monument works	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	25
I. Large-scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	25

Use Category	R	G	B-1[1]	B-2[2]	B-3[3]	B-4	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	CMU	Parking Code
J. Delivery services	N	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	SPP	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	N	SPP	N	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	N	SPP	N	N	N	25
M. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	N	24
N. Artisan production/creative enterprises	N	N	N	Y	Y	Y	Y	Y	SPP	N	N	N	N	N	SPP	
O. Brewery, distillery or winery with tasting room	N	N	N	SPP	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	SPP	25

The Zoning Bylaw was adopted by the Town Meeting of the City of Framingham in October, 2024.
The buyer is responsible for verifying all info and ensuring that their intended use complies with the current regulations.

[1] No individual establishment shall exceed 3,000 square feet in gross floor area per establishment and no building or structure shall exceed 6,000 square feet in gross floor area in the B-1 District, except as regulated herein. The gross floor area of individual establishments for purposes of this district shall exclude all or part of the area used for ancillary storage space which is secondary and incidental to the allowed principal use, such that the excluded area may not exceed 50% of the area of the principal use. The Planning Board may, by special permit, grant approval for individual establishments which exceed 3,000 square feet in gross floor area per establishment, subject to the following requirements: 1) The individual establishment shall be located within a building or structure in existence prior to the establishment of the property within a B-1 Zone, where such building exceeded 6,000 square feet in gross floor area at such time; 2) no special permit for size may be issued for individual establishments to exceed 50% of the existing building gross floor area, and in no event may a special permit be issued for individual establishments in excess of 10,000 square feet per establishment.

[2] No individual establishment shall exceed 8,000 square feet in gross floor area per establishment and no building or structure shall exceed 8,000 square feet in gross floor area in the B-2 District, except as regulated herein. Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area. The Planning Board may, by special permit, grant approval for individual establishments with 8,000 or greater than 8,000 square feet of gross floor area per establishment up to a maximum size of 50,000 square feet in gross floor area per establishment and may, by special permit, grant approval for a building or structure up to a maximum of 60,000 square feet in gross floor area.

[3] Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater.

[4] Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater. A special permit for used car dealers may not be granted in the Central Business District unless it is a renewal of an existing valid special permit.

[5] See § 435-10 for further provisions regarding the uses allowed in the Planned Reuse District.

[6] In no case shall the Zoning Board of Appeals issue a special permit for use on any lot within this district:

a) Such that the gross floor area of all buildings and structures in the district exceeds 18,000 square feet, or

b) Such that the floor area ratio of all buildings and structures in the district exceeds 1%, whichever is the lesser. Ancillary administrative maintenance and sanitary facilities necessary to serve the recreational uses in the district may be allowed by special permit from Zoning Board of Appeals.

[7] See § 435-11 for further provisions regarding the uses allowed in the Technology Park District. Retail outlets, accessory to a use permitted by this table, having a gross floor area no greater than 2,500 square feet; and non-automotive commercial uses and services intended for the primary use and convenience of the employees of the Technology Park District such as restaurants, branch banks, financial services, personal services and dry cleaners, provided the same do not occupy more than 2,500 square feet each, are allowed by special permit from the Planning Board.

[8] The Zoning Board of Appeals shall not grant a special permit for a nonconforming lot or structure. The lot and structure shall conform to the existing area, frontage, width, setback, and lot coverage requirements applicable to the zoning districts in which they are located. Off-street parking shall be provided for both dwelling units in accordance with the requirements set forth in § 435-24.

[9] Mixed-use structures and mixed-use complexes over 30,000 square feet shall require a special permit from Planning Board.

[10] Multifamily structures with over 30,000 square feet shall require a special permit from the Planning Board.

[11] Restaurants and BREWPUBs over 5,000 square feet shall require a special permit from the Planning Board.

[12] Marijuana retailers shall only be permitted within the Marijuana Retail Overlay District. Such marijuana retailer shall not be located within a 500-foot buffer of schools, which shall be measured from boundary line of the school-owned property to the boundary line of the proposed location.

[13] Marijuana independent testing laboratory shall be classified under research, development and laboratories for the purposes of § 435-7 and the Table of Uses of this chapter.

[14] Marijuana cultivator and marijuana product manufacturer shall be classified under processing, assembly and manufacturing for the purposes of § 435-7 and the Table of Uses of this chapter.

[15] Cultivation of marijuana by a duly licensed marijuana cultivator, which may be a sole licensee or co-located with a licensed marijuana product manufacturer under the same ownership, shall be permitted within the R-4 Zoning District only on a parcel of land or one or more contiguous parcels of land in common ownership, consisting of 15 acres or more, and engaged in "farming" or "agriculture" as defined in MGL c. 128, § 1A. Such use(s) shall require site plan review pursuant to § 435-47. A marijuana product manufacturer that is not co-located with a marijuana cultivator shall not be allowed in the R-4 District. A marijuana cultivation facility, or a marijuana cultivation facility co-located with a marijuana product manufacturer, shall not be located any closer than 100 feet to any residential lot line and shall have a twenty-five-foot-wide buffered screen no more than 60 feet from the edge of the structure to allow the facility to blend with its landscape.

[16] Residential uses shall not be permitted within the CMU, except for assisted living as permitted by special permit from the Planning Board.