FOR SALE – MEDICAL / OFFICE CONDO
475 FRANKLIN ST., FRAMINGHAM, MA
ASKING - $124,900



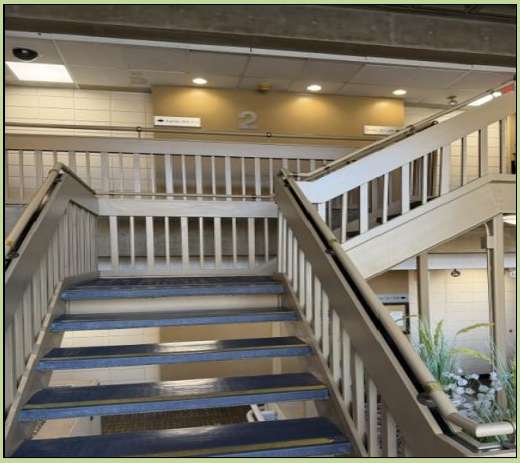
FRONT ENTRANCE



SIDE FACING FRANKLIN ST.

For more information, please contact:
EXCLUSIVE LISTING BROKER
MARLENE ARON
508-740-0000 – cell

FRONT LOBBY



Unit 205 at ***475 Franklin Street***, is a 665 s.f. medical condominium in a multi-tenanted medical and office building of 28,401 s.f. Construction is steel frame and block with brick veneer. It was built in 1967 and expanded in 1975. The building is handicapped accessible by the elevator that is located at the rear entrance of the building. Parking is on both sides of the building and is plentiful.

The units are owned mostly by physicians who use the units for their practices which include internal medicine, speech therapy, adult & pediatric allergy specialists, thoracic & cardiovascular surgeons and others. Jewish Family Services (JFS), a social service agency occupies most of the 1st floor and a community conference room on the 2nd floor next to Unit 205 that is open to all owners & tenants in the building.

The location is just ½ mile from Metrowest Medical Center and next to Casa de Ramana Rehabilitation Center. " The Buckley "a new 220 apartment complex that features "The Buckley Restaurant," a local favorite. Located directly across the street.

Unit 205's build-out works well for a mental health professional, medical offices or any medical/healthcare related use.
The condo by-laws call for medical uses, but other professional businesses may be considered subject to the Condo Association's approval.

Available	: Unit 205 on 2nd floor
Size	: 665 s.f.±
% Condo ownership	: 3.31%
Parking	: 130 spaces, on-site
Condo Fee	: $805./m All HVAC, util., snow removal, landscaping, common area cleaning and repairs are paid for by condo association in monthly fee. Heat & AC can be individually controlled
R.E. Taxes	: $2,299/yr. (2026)
Assessment	: $95,900 (2026)

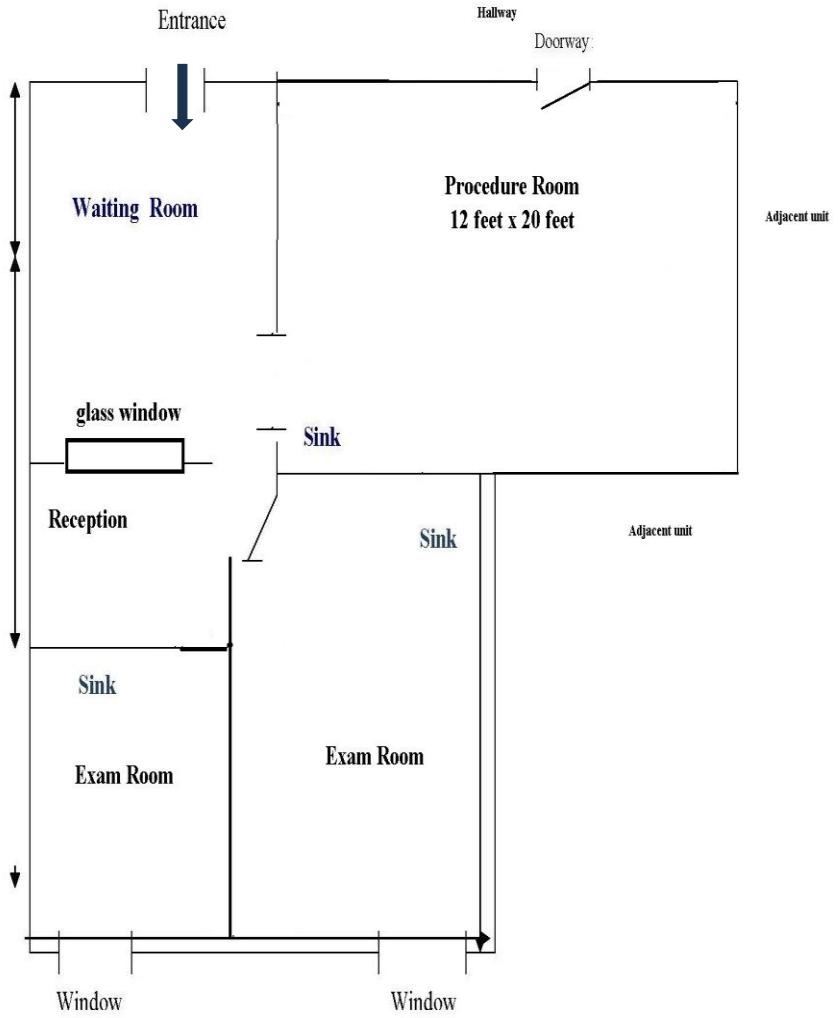
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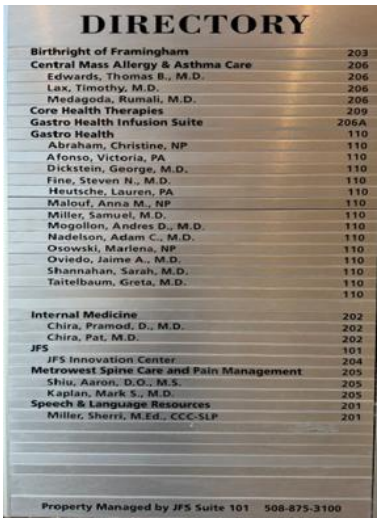
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475 FRANKLIN STREET
SUITE 205
FRAMINGHAM, MA

F Floor Plan









Purchase Analysis – $124,900 Medical/Office Condo

Based on a purchase price of $124,900, the existing rent of $1,400 per month, and the condo fee of $805 per month, the property appears more attractive as an owner-occupied space than as a rental investment at the current rent. The condo fee is the biggest concern because it consumes a substantial portion of the rental income.

1. Mortgage and monthly costs

Purchase price	**$124,900**
20% down payment	**$24,980**
Mortgage amount	**$99,920**
25-year mortgage at 7% fixed interest	
Monthly mortgage payment	**$706.05**
Condo fee	**$805**
Real estate tax	**$192.58**
Total monthly cost	**$1,703.63**

Condo budget shows 6 months of payments in escrow and available to interested parties along with Master Deed documents.

Investment Analysis – Rental at $35/SF

Assuming 665 SF of rentable area, with the investor paying the condo fee and real estate taxes:

Item	Annual	Monthly
Rental income ($35/SF × 665 SF)	$23,275.00	$1,939.58
Mortgage payments	$8,472.60	$706.05
Condo fee	$9,660.00	$805.00
Real estate taxes	$2,310.96	$192.58
Total expenses	$20,443.56	$1,703.63
Net cash flow before other expenses	$2,831.44	$235.95

Investment Summary

Metric	Result
Annual rental income	$23,275.00
Annual cash flow	$2,831.44
Cash invested (20% down)	$24,980.00
Cash-on-cash return	11.33%
Gross rental yield on purchase price	18.63%

At $35/SF, the property generates approximately $236 per month in positive cash flow after the mortgage, condo fee, and real estate taxes.

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