



FOR SALE

**837 UPPER UNION ST
FRANKLIN**



DESCRIPTION:

Kaplan Commercial Properties, Inc. 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
Office: 508-541-1350
Cell: 508-561-0445
rick@kaplancommercial.com
www.kaplancommercial.com

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: \$179.00
Loading: Drive-in Door (12' x 14')
Amenities: 2 bathrooms w/utility sink
Garage with floor drain
Wet Sprinklered

Sale Price: \$160,000

Kaplan Commercial Properties, Inc.

31 Hayward Street ♦ Franklin, MA 02038 ♦ Tel. 508.541.1350 ♦ Fax. 508.966.7558

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