

# FOR SALE – OFFICE BLDG ON ROUTE 126 188 CONCORD ST., FRAMINGHAM, MA



For more information, please contact:

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[www.ipsre.com](http://www.ipsre.com)

**Building** : 16,800 s.f.  
**Lot Size** : 0.56 acre  
**Stories** : 4  
**Year Built** : 1986  
**Assessment** : \$1,474,200 (2007)  
**R.E. Taxes** : \$41,882 (2007)  
**Parking** : on-site parking lot located behind the bldg  
**Tenants** : 1<sup>st</sup> fl. Back & Neck Treatment Center  
Edward Markey District Office  
2<sup>nd</sup> fl. Mass. Parole Board  
3<sup>rd</sup> fl. Vacant  
4<sup>th</sup> fl. Middlesex Sheriff Office  
United Auto Workers  
Vacant  
**Rent** : Tenants pay for own utilities,  
no NNN charges  
**Elevator** : Yes  
**REDUCED** : **\$1,900,000**

**Listing Date: 02/11/2008**

*The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Buyers are advised to verify information. I.P.S., Inc. represents the Seller. IPS does not co-broke with Principals nor recognize representation after the first showing.*

**List of expenses for 2006  
188 Concord Street, Rt. 126  
Framingham, MA**

Electricity	\$ 5,546.06
Elevator maintenance, repair & security telephone	\$ 2,146.63
Insurance	\$ 2,613.00
Janitorial service & cleaning supply	\$ 9,594.35
Landscaping & Sand removal	\$ 675.00
Maintenance	\$ 734.54
Management fee	\$13,000.00
Miscellaneous	\$ 132.13
Real estate tax	\$41,882.02
Repair	\$ 3,620.00
Snow plowing	\$ 2,212.50
Trash pick up (once a week)	\$ 2,694.26
Water & sewer	\$ 2,836.58
<b>Total</b>	<b>\$87,687.07</b>

**RENT COLLECTION**

<b>Floors</b>	<b>Tenants</b>	<b>Square Footage</b>	<b>Lease Status</b>	<b>Rent</b>	<b>Comments</b>
<b>First</b>	Back & Neck Treatment Center	2,068 s.f.	TAW	\$34,800.00	Negotiating for 3/5 yr. Lease \$6,000 increase
	Edward Markey District Office	520 s.f.	2 Years (01/01/07 - 12/31/08)	\$15,984.60	Fixed for lease term
<b>Second</b>	Massachusetts Parole Board	3,132 s.f.	5 Yrs (01/04/2007 – 31/2012)	\$67,953.60	3 percent increase 4 <sup>th</sup> & 5 <sup>th</sup> year
<b>Third</b>	Vacant	3,235 s.f.		\$66,000.00	Projected Rent
<b>Fourth</b>	Middlesex Sheriff Office	1,433 s.f.	5 Yrs (10/01/05-09/30/10)	\$25,091.88	3 per cent increase/year
	United Auto Workers	902 s.f.	TAW	\$12,600.00	Willing to have 1/1 w/increase
	Vacant	771 s.f.		\$14,400.00	Projected Rent
				<b>\$236,830.08</b>	<b>Projected Income</b>
				<b>\$149,143.01</b>	<b>Projected Net Income</b>

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