

THE BEAUMONT BUILDING FOR SALE
REDUCED - \$2.15M
15-31 HOLLIS ST., FRAMINGHAM, MA

RARE opportunity to own one of the most visible buildings in downtown Framingham located at the intersection of Route 135 and 126. One of the few buildings with off-street parking and adjacent to the city parking lot and steps away from the MBTA. Investment is flowing with new upscale restaurants, luxury apartments complexes, a new supermarket and Rt. 135 development friendly new zoning in the works.

2nd floor residential conversion would be welcomed as Framingham & Governor Healey are embracing new apt. projects. There is parking behind the building of approx. 34 spaces. A parking waiver may be required for redevelopment but proximity to the Train Station should make a waiver possible or Transit Oriented Development may allow a conversion without a waiver depending on the number of units and number of bedrooms. Either 3 or 4 stories may be allowed. Buyers need to do their own due diligence regarding apartment redevelopment.



Rt. 126 ~ 15 - 31 HOLLIS STREET, FRAMINGHAM, MA

Approx Building s.f.	: 12,572 s.f. + full bsmt.	Year built	: 1960 / Renovated 1990's
Zoning	: Central Business	Water & Sewer	: Town
Parking Spaces	: Behind bldg. approx.	Exterior	: Brick
Assessment	: \$1,673,600 (2026)	R.E. Taxes	: \$40,116 (2026)
Heat	: Forced Air by gas	Sprinkler / Elevator	: Not sprinklered, no elevator
Roof	: Unknown	Lot Size	: 0.54 acres

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

Patrick Mosseso Patrick@metrowestcre.com 617-799-9565 - Associate

This is an estate sale. 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.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	Base Floor	6,286	6,286
FUS	Finished Upper Story	6,286	6,286
UBM	Basement	5,706	0
		18,278	12,572

- Broker has requested a new quote.
\$8,188—Amazonia Insurance

Expense	Amount
Cleaning	\$6,000.00
Gas	\$270.70
Electricity #25 (common area)	\$1,435.69
Electricity #27 (common area)	\$3,483.29
Fire Safety	\$1,717.84
Water & Sewer (low TBV)	\$5,644.30
Repairs & Maintenance	\$607.19
Trash Removal	\$1,530.77
Insurance* Current policy	\$12,014 (2026)
Real Estate Taxes	\$40,116 (2026)
Total 15-31 Hollis Street	\$71,219.

POTENTIAL GROSS INCOME ANALYSIS

FIRST FLOOR RETAIL

6,286 s.f.

Market rents

\$20 - \$22/ \$20/s.f. NNN = \$125,700

S.F. NNN

Smaller retail units such as CRICKET rent per month and not per sf—CRICKET =\$50/s.f.

SECOND FLOOR OFFICE

6,286 s.f.

\$12—\$16/ \$14/s.f.

s.f. + utili.

= \$88,,004

BASEMENT

5,706 s.f. / 2,500 s.f.

leasable

Storage,
semi fin-
ished

\$2,500/m

= \$30,000

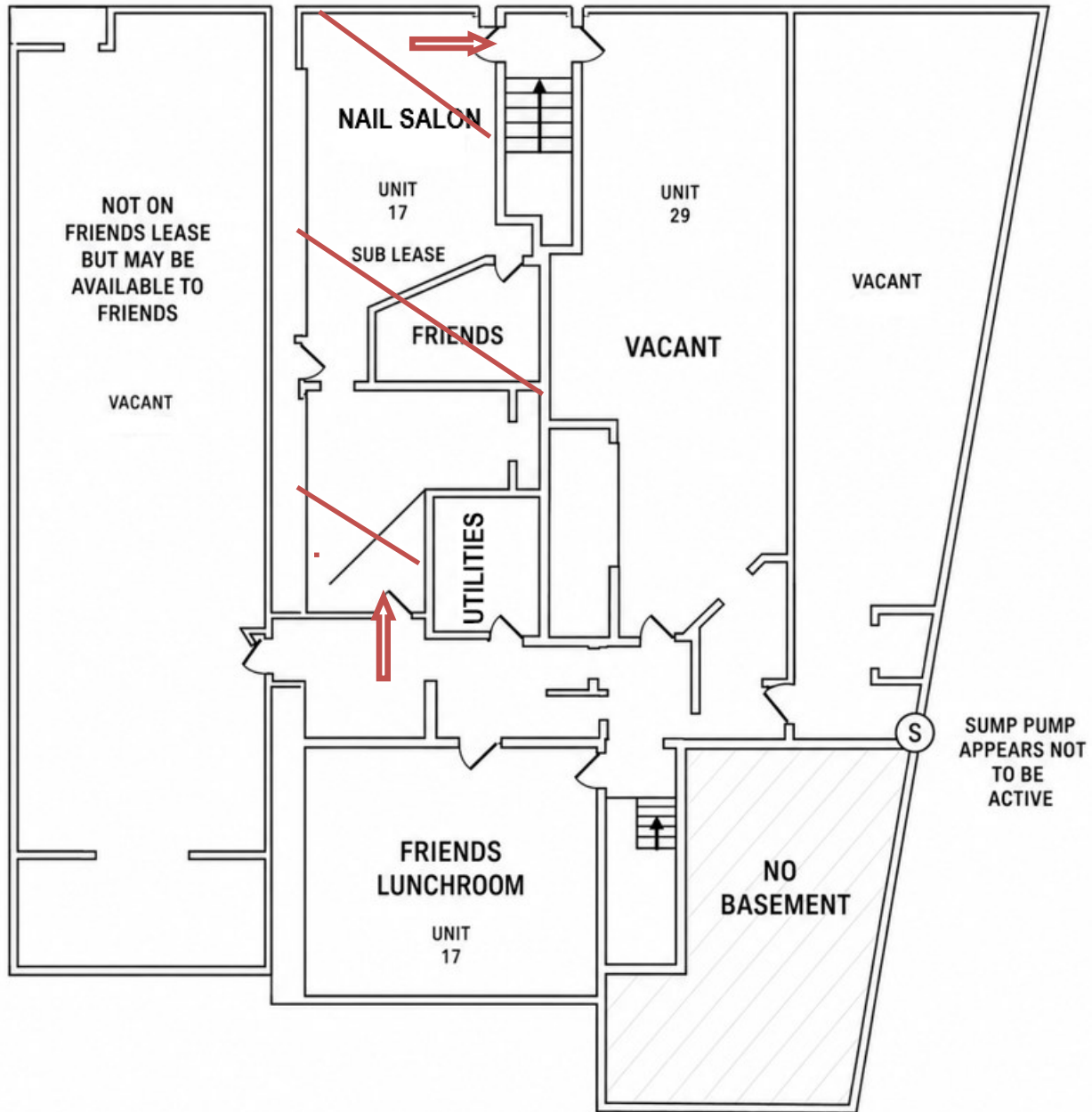
Also parking income is possible - leases which are mostly expired were “first come first served.” Parking spaces lease for \$100—\$150/m, but some should be provided for employees of leased spaces.

TOTAL \$243,704 + potential lot income - nearby apartment complex rents \$150/m per parking space. 50% of NNN should be paid by retail tenants 50% approx \$ 71,219./6,286 s.f. (1st floor) or \$11.33/s.f. For the NNN charges. With new insurance quote approx \$10.69/s.f.



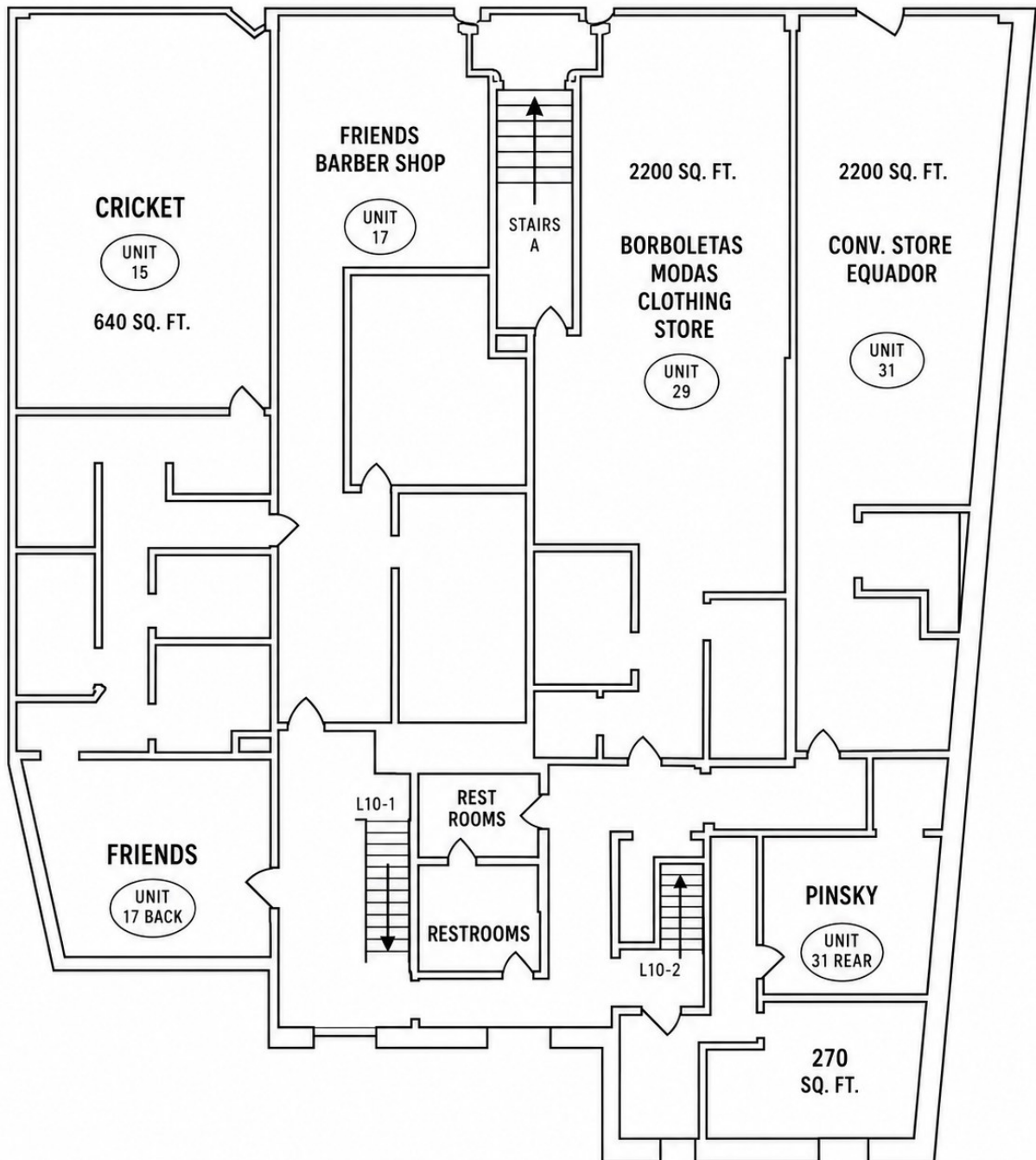
RENT ROLL	NAME	APPROX. S.F.	RENT / Month	Yearly
31	Ecuador Convenience Store No lease	Approx 1,000 To Be Verified	\$ 2,400.00	\$ 28,800.00
29	Clothing store Lease ends April 15, 2026	Approx, 1,200 To be verified	\$ 4,800.00	\$ 57,600.00
17	Friends Salon and Barbering Lease ends May 31, 2028	1,876 Space is L-Shaped behind Cricket and behind front entry stairwell.	\$ 4,000.00 \$25.59/s.f.	\$ 48,000.00
15 No interior bathroom	Cricket Lease ends May 31, 2026	640 Note—Small stores are rented per month and not per s.f.	\$ 2,700.00 \$50.63/s.f.	\$ 32,400.00
17 Back entrance	Pinsky Nail Salon Lease expired in 2025	1,631 Enter from rear entrance. Common area bathrooms.	\$ 850.00 \$37.78/s.f.	\$ 10,200.00
27 North	Iglesia Bautista Quecha Church	1,258	\$ 2,500.00	\$ 30,000.00
2nd floor	Lease ends August 31, 2026		\$23.85/s.f.	
27 South	Iglesia Palabra Viva Church	2,368	\$ 2,900.00	\$ 34,800.00
2nd floor	Lease ends August 31, 2026		\$14.70/s.f.	
Office	Eagle Auto Finance Lease expires 8/31/202	459 s.f.	\$ 400.00	\$ 4,800.00
OFFICE	2nd floor	260 s.f.	Net s.f.	VACANT
OFFICE	2nd floor	APPROX 150 s.f.	Approx net s.f.	VACANT
PARKING LOT	30—34 spaces			
BASEMENT	Not In leases	Storage	For existing tenants	-
Current Total Income				\$246,600

BASEMENT



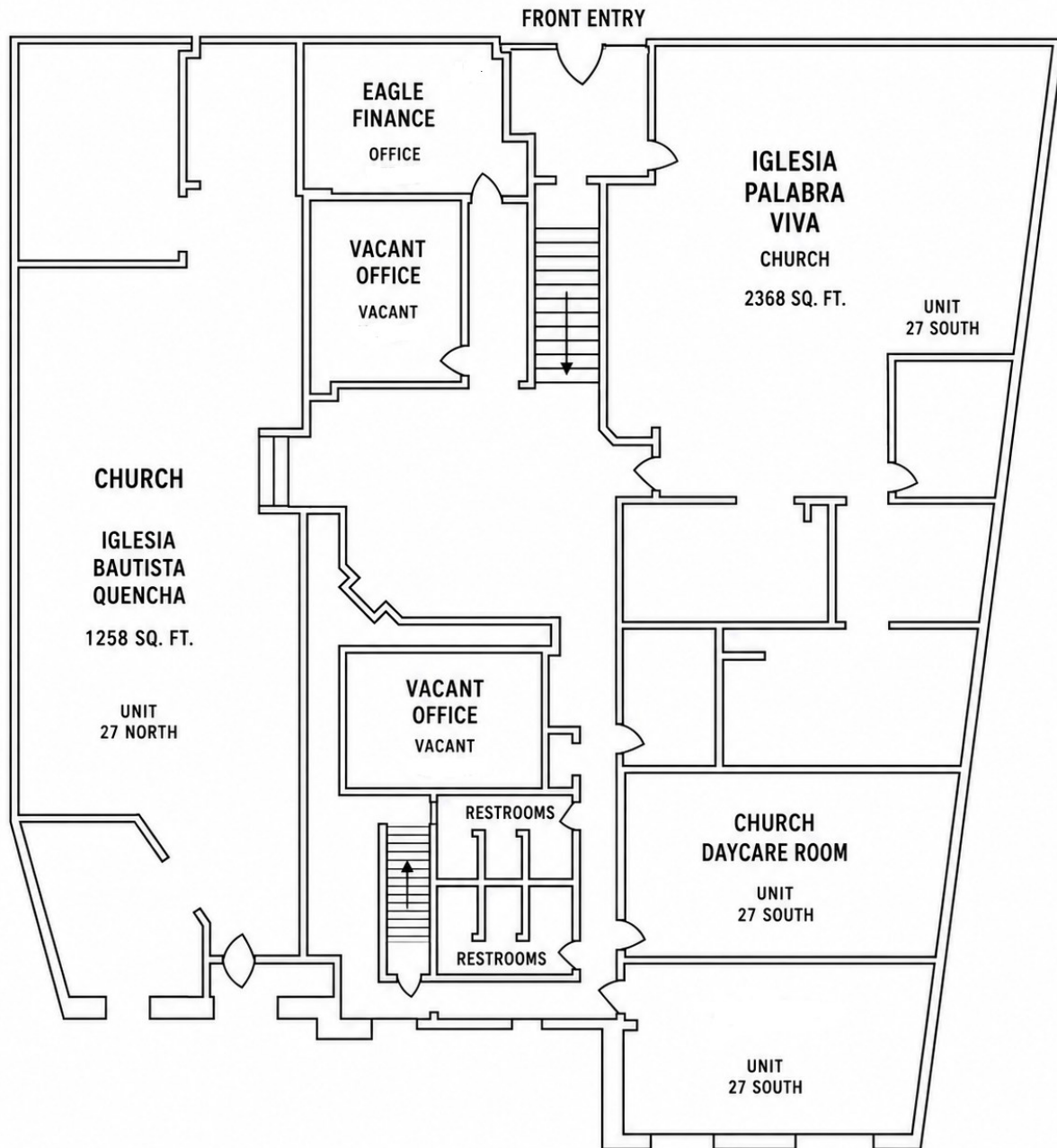
Disclosure: All square footage figures are approximate and should be independently verified by the prospective Buyer or their representative. No common area square footage is charged.

1ST FLOOR

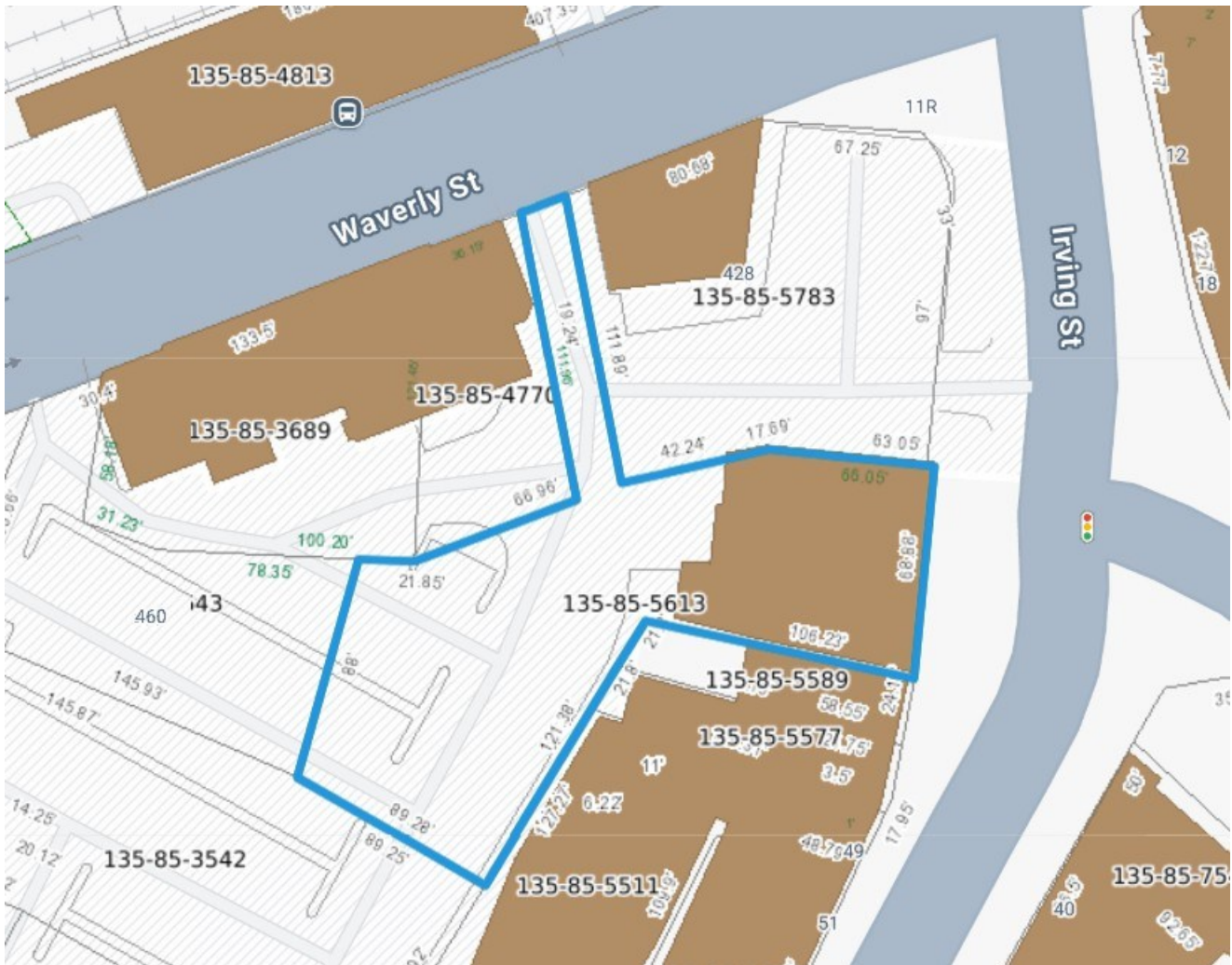


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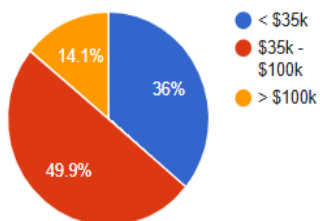
2ND FLOOR



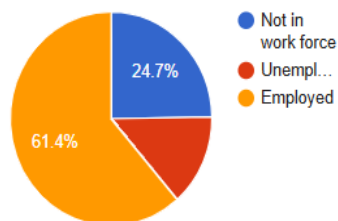
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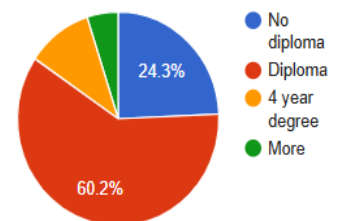
Households by Income



Labor Force and Employment



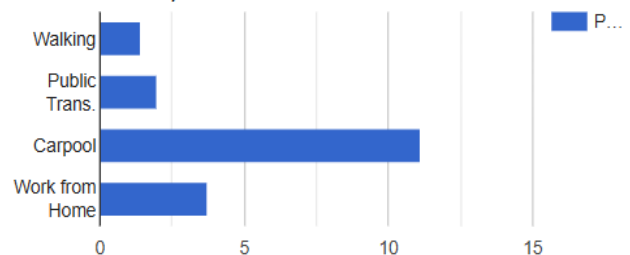
Educational Attainment



Income Statistics Value in USD

Median Income	\$53,304
Mean Income	\$60,339
Per Capita Income	\$20,156

Methods of Commuting (Excluding Personal Vehicles)

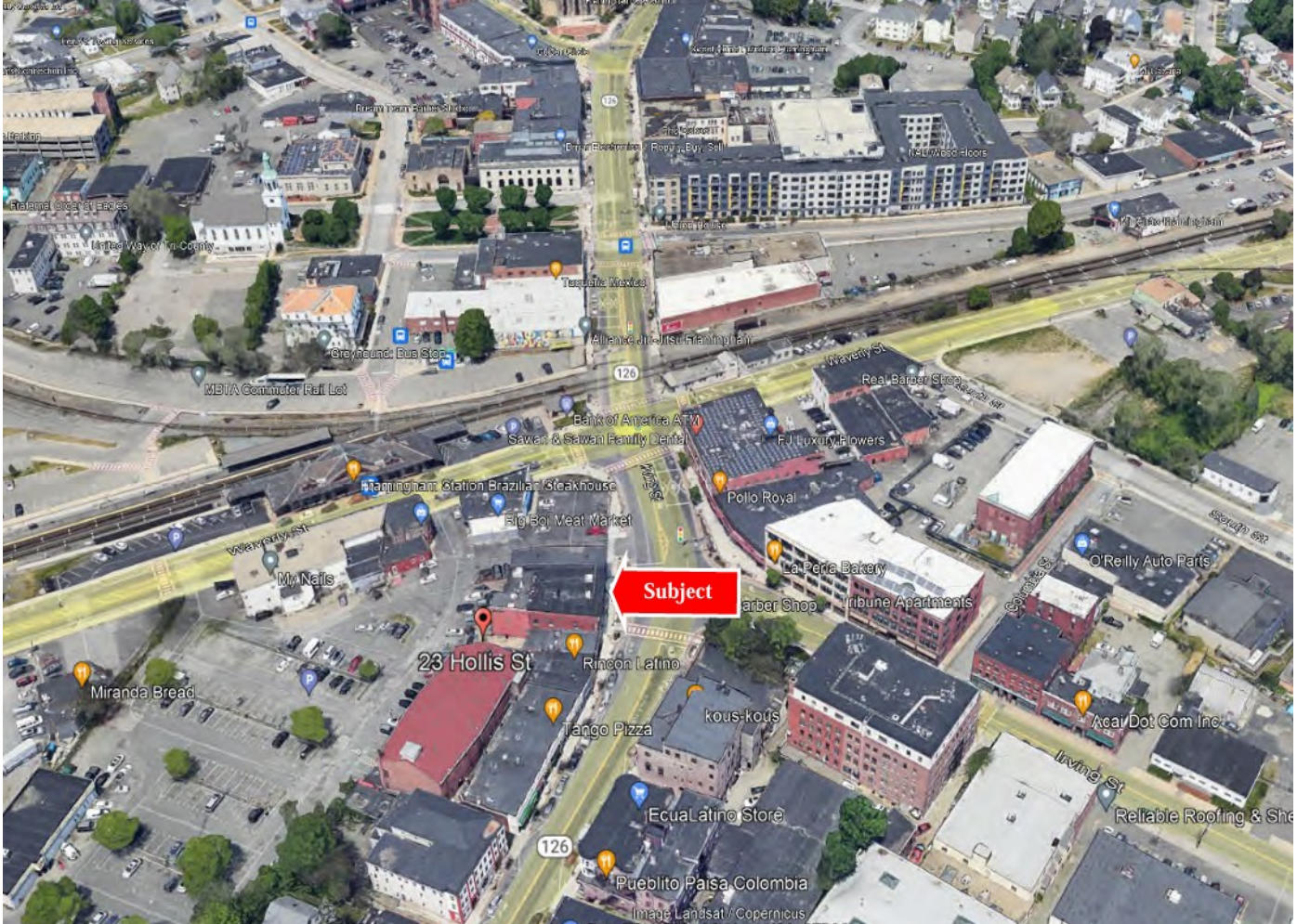




Commuter Rail	Drive	Walk	Distance
Framingham (Framingham/Worcester Line - Massachusetts Bay Tra...	0 min	7 min	0.1 mi
Framingham Amtrak (Lake Shore Limited - Amtrak)	1 min	4 min	0.2 mi

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PICTURES



Proximity to a Rail Transit Station

The Planning Board may approve a reduction in the minimum number of required off-street parking spaces for nonresidential and/or residential uses where the main entrance of the use, building, and/or facility is located within a half-mile walking distance of a rail transit station.

All information provided herein is believed to be reliable; however, it is not guaranteed and has not been independently verified. Buyer is solely responsible for conducting their own due diligence and verifying all information prior to purchase.



Zoning



Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ⁵	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	SP Z	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPP ¹⁷	3
Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ⁵	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	CMU	Parking Code
H. Congregate living housing	SP Z	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	SP Z	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	SP Z	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

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**METROWEST
COMMERCIAL R. E.**
THE REGIONAL EXPERTS

**15-31 Hollis St.
Framingham, MA**



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	SPZ	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 services¹²	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

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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 laboratories¹³	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 manufacturing¹⁴	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.

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