

FOR SALE BY OWNER / COMMERCIAL PROPERTY

5 CLAFLIN STREET

Framingham, Massachusetts 01702

\$1,250,000

ASKING PRICE



Exterior photograph from July 2026 appraisal

6,192 SF

BUILDING AREA

~0.25 AC

SITE AREA

~10

PARKING SPACES

Warehouse utility. Downtown location.

A one-story concrete-block warehouse with a full basement and integrated office space. An opportunity for an owner-user seeking an established commercial property in downtown Framingham.

Functional space

Warehouse floor plus office, reception, break area and two restrooms.

Convenient access

Near Waverly Street / Route 135, with paved on-site parking.

PROPERTY DETAILS

5 Claflin Street | Asking \$1,250,000



Side access and parking



Full basement

Building	6,192 SF; one story; full basement
Construction	Concrete block; built in 1900
Finished area	Approximately 20% office / support space
Site / frontage	Approximately 0.25 acres / 82.94 feet
Parking / access	Approximately 10 unmarked paved spaces; shared driveway
Zoning	CB - Central Business; warehouse use is nonconforming
FY2026 taxes	\$11,974.36 total final tax, per appraisal

WHY CONSIDER THIS PROPERTY

Space for operations: Warehouse and support areas within one building, plus a full basement.

Established location: Downtown setting with access to the Route 135 corridor.

Improvement opportunity: Update the office and building systems to fit business needs, subject to applicable approvals.

PROPERTY CONSIDERATIONS

The appraisal describes average condition and limited updating; roof, windows, heating, restrooms and office areas appear over 30 years old. Warehouse use is described as legally existing nonconforming; buyers should verify continued use and any changes with the City. Access includes a shared-driveway easement. Occupied by an owner-operated business at appraisal; possession terms to be agreed.

OWNER-DIRECT SALE | BUYER REPRESENTATIVES WELCOME

Reply to the owner who sent this flyer for tours and terms.

Owner is not seeking listing representation. Buyer-broker compensation negotiable by separate written agreement. Facts and photos: Big Appraisal, effective July 30, 2026, pp. 12, 15-16, 19-23, 26, 38, 40-41. Areas approximate; report cites 10,937 and 10,973 SF lot sizes. Buyer to verify all information. This flyer is not an appraisal.