

Strategic Real Estate Services

### 230 Grove Street - Franklin, MA

4.25± Acres - Zoned Industrial Real Estate and Business Offer FOR SALE - \$1,295,000





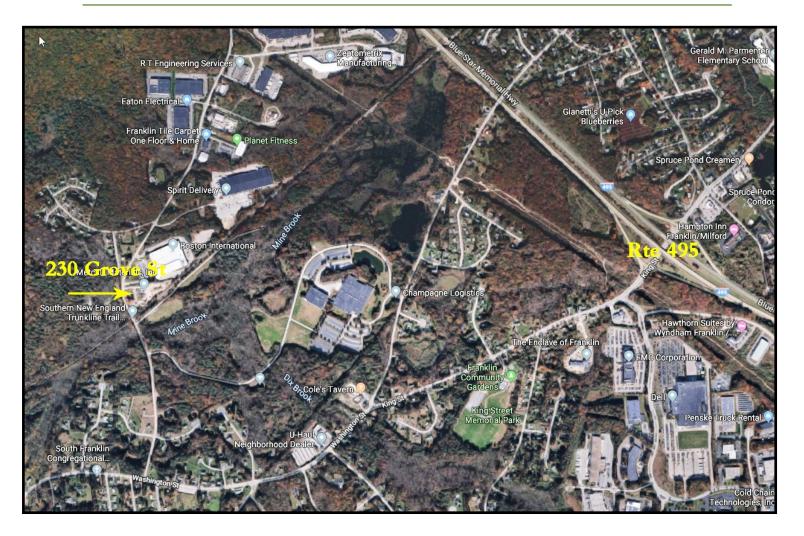
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# Railway on Site



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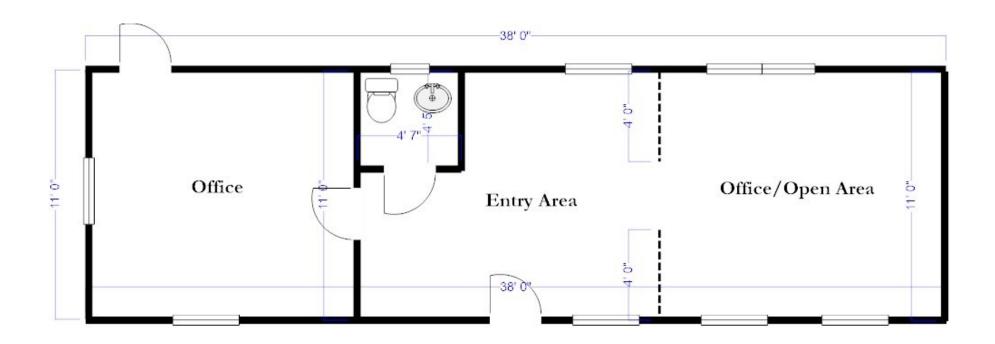
# Neighborhood Map



#### HARTEL COMMERCIAL REAL ESTATE

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# Floorplan





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The property is located in an industrial / residential rural area of Franklin, less than one mile to Interstate 495 and home to Metcalf Materials. The site consists of 4.25± Acres and has a small 480± SF contractor building with a two room office / open area and bath. Metcalf Materials has been in operation since 1989 and owned by the Metcalf family. The company is a leading landscape material supplier in Southeastern MA and distributes loam, mulch, sand, stone and other materials to contractors and homeowners. The property and business are offered for \$1,295,000.



### **Property Description**















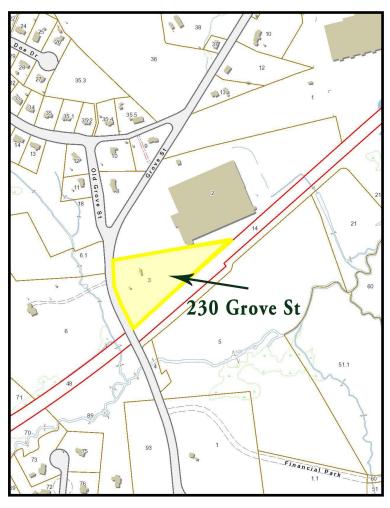








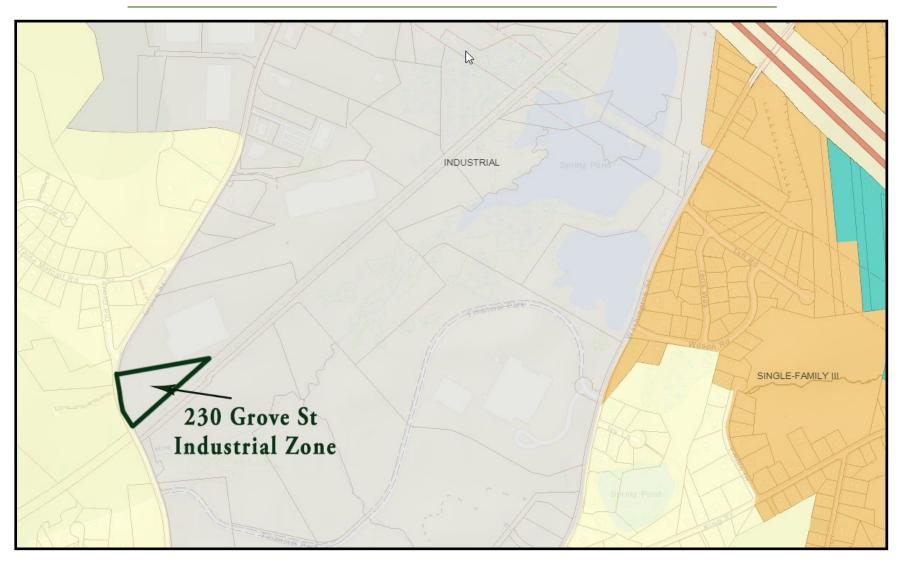
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# **Assessor Map**



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# **Zoning Map**



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