

# 76 GRANT

FRAMINGHAM, MA



12 UNIT

NEW CONSTRUCTION

MULTI-FAMILY OFFERING



**Boston Realty Advisors**  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **76 Grant Street in Framingham, Massachusetts**. 76 Grant is a newly constructed 12-unit apartment building located directly across the street from the Jacks Abbey Brewery and just 0.6 miles to the Framingham MBTA Commuter Line Station. Completed in 2015, 76 Grant Street offers investors a turn-key multifamily investment opportunity with strong in-place cash flow and future upside potential.

Currently master leased to the Southern Middlesex Opportunity Council, 76 Grant is unique in the sense that the property is currently a NNN multifamily asset. SMOC has a long term lease in place, providing investors with a hands-off, limited management, new construction investment. 76 Grant is offered for sale on an unpriced basis. We will be conducting tours of the properties in the upcoming weeks with a “call-for-offers” to follow.

For more information please visit [www.76Grant.com](http://www.76Grant.com).



## NEW CONSTRUCTION

Completed in 2015, 76 Grant Street offers Class-A construction quality. Residents benefit from condo quality finishes both in the units and common areas.



## TRANSIT ORIENTED

A short walk to the Framingham MBTA Commuter Line Station, 76 Grant provides residents with tremendous access to rapid transit. The property also features 13 surface parking spaces.



## AMENITIES + EMPLOYMENT

76 Grant is just a short distance to the multitude of restaurants, shops and the deep employer base that makes up the area. Jacks Abbey Brewery is directly across the street and Framingham is home to the likes of Bose Corporation and Framingham State University.



## STRONG TENANCY

76 Grant is currently master leased to Southern Middlesex Opportunity Council. SMOC has a long term lease in place and is considered a NNN tenant. SMOC is responsible for all utilities, taxes and property management allowing a completely hands off management operation.



# PROPERTY DETAILS

**ADDRESS:** 76 GRANT STREET,  
FRAMINGHAM, MA 01702

**YEAR BUILT:** 1920

**YEAR RE-BUILT:** 2015

**BUILDING SIZE:** 10,209 GSF  
8,253 NSF

**LOT SIZE:** 8,999 SF

**FLOORS:** 3

**PARKING:** 13 SURFACE SPACES

**UNIT MIX:** 12 UNITS

6 - 1 BED / 1 BATH

6 - 2 BED / 1.5 BATH



## 76GRANT.COM

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