

# 14 W. Plain Street | Wayland, Massachusetts

## For Sale



**14 W. Plain Street** is a 5,300 SF 2-story office building located only a few miles from the Mass Pike and 128.

- Street signage
- Excellent user building, fully handicapped accessible
- Great access to the Mass Pike and 128
- 0.54 acres with 23 parking spaces
- Municipal parking lot next door as well as the town park.

**Asking price: \$1,600,000**

For more information please contact:

**Craig Johnston** 508-651-9022, [cjohnston@rwholmes.com](mailto:cjohnston@rwholmes.com)

**Garry Holmes** 508-651-9020, [gholmes@rwholmes.com](mailto:gholmes@rwholmes.com)

**Dean Blackey** 508-651-9019, [dblackey@holmes.com](mailto:dblackey@holmes.com)

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

321 Commonwealth Road, Suite 202, Wayland, MA 01778 | Phone (508) 655-5626 [www.rwholmes.com](http://www.rwholmes.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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## SPECIFICATIONS

<b>Year Built:</b>	1997
<b>Tenancy:</b>	Tenant would possibly renew
<b>Lot Size:</b>	0.54 acres
<b>Stories:</b>	2
<b>Building Size:</b>	5,300 SF
<b>Construction:</b>	Wood frame, vinyl siding
<b>Connectivity:</b>	Comcast
<b>Zoning:</b>	"A" business
<b>Utilities:</b>	Town water, private septic, Gas Heat
<b>Electrical:</b>	200 AMP, 208 volts, 3-phase
<b>Sprinkler:</b>	Wet system
<b>Parking:</b>	On-site parking for 23 vehicles
<b>Amenities:</b>	Located within walking distance to many retail shops and the town park. Shower on the 1 <sup>st</sup> floor.
<b>Asking Price:</b>	<b>\$1,600,000</b>



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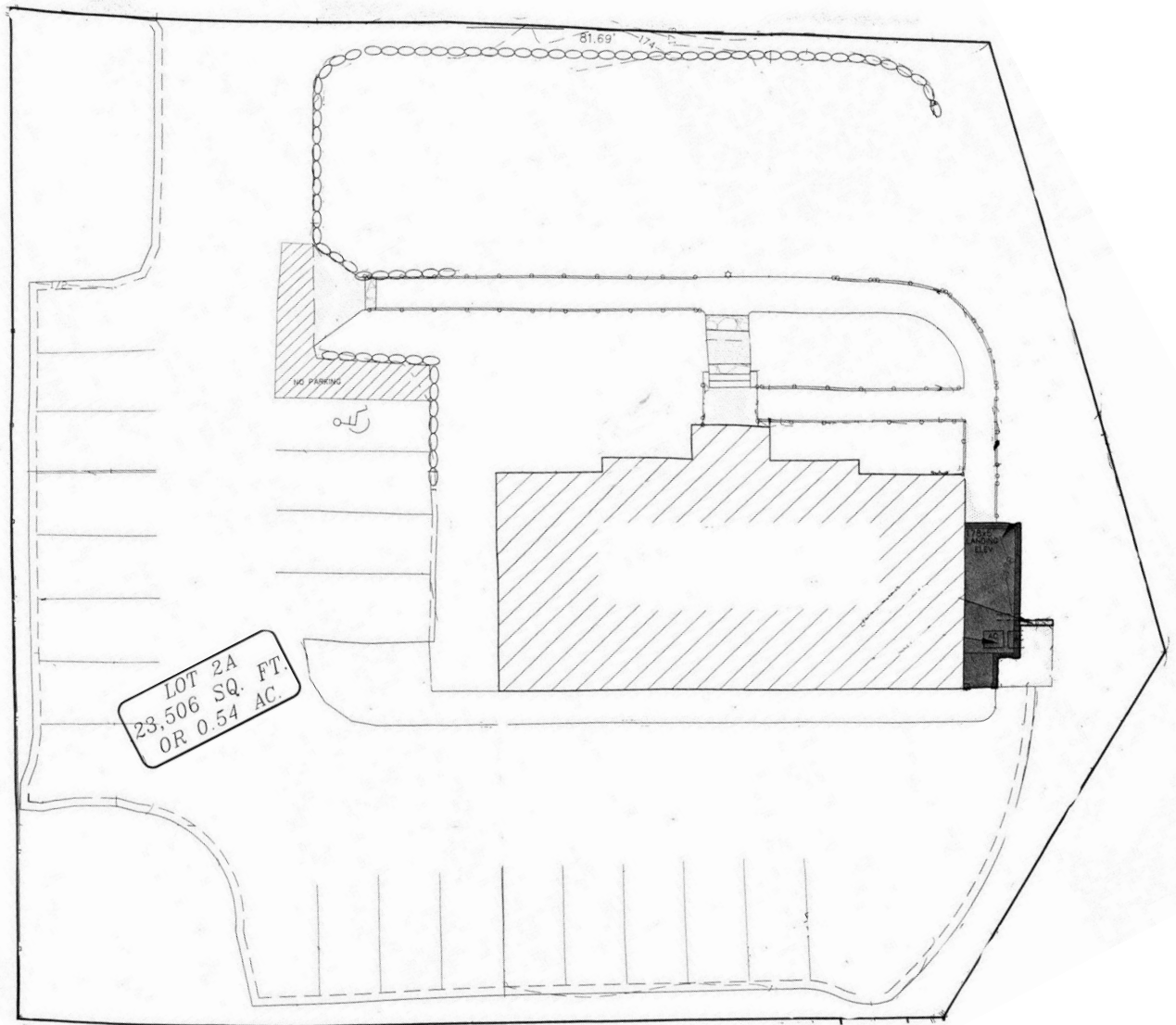
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## SITE PLAN



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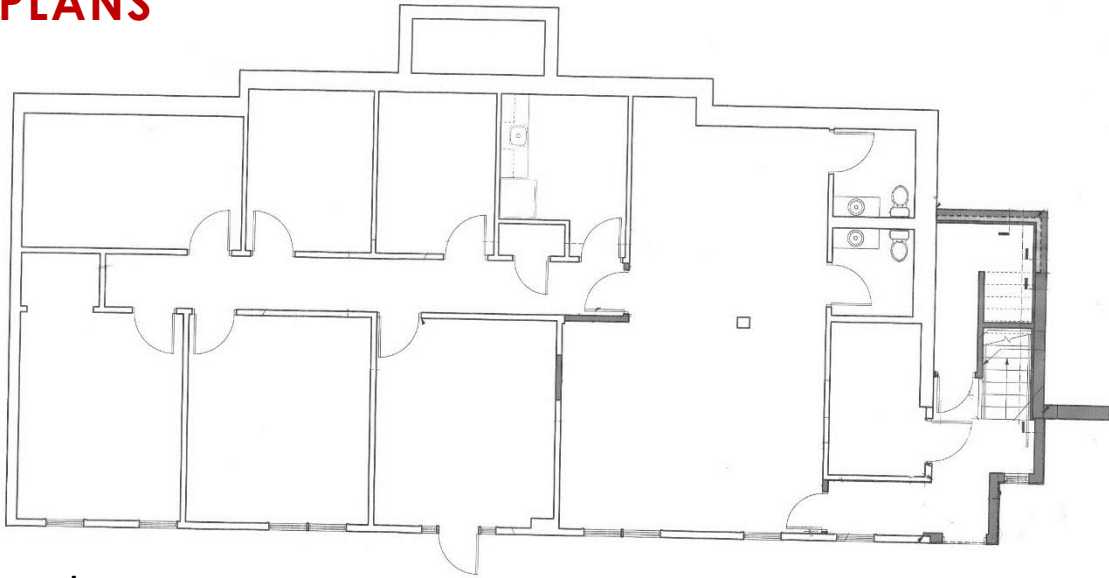
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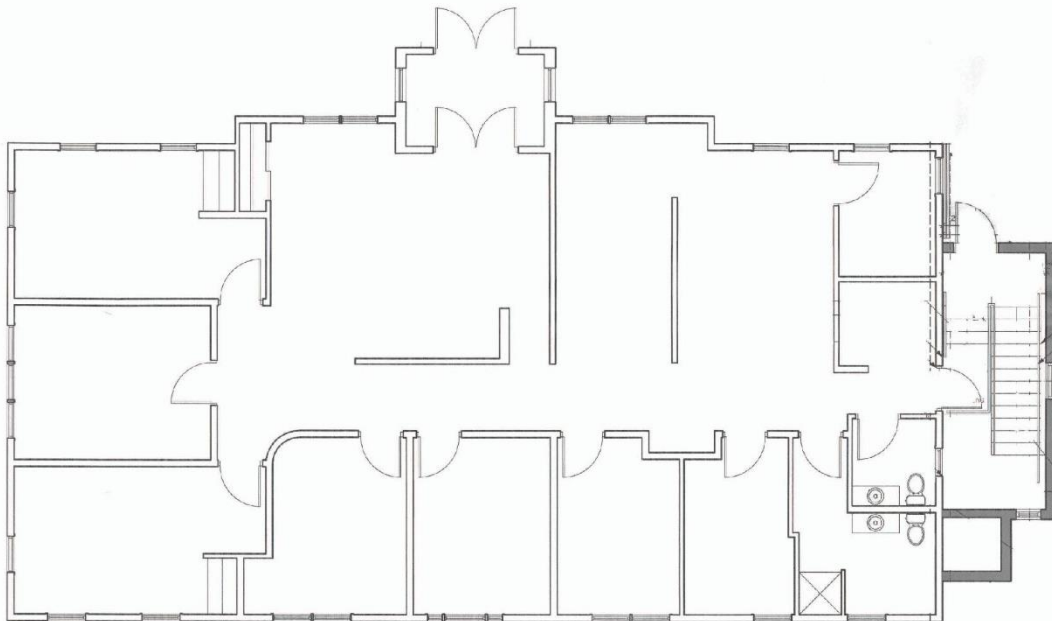


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## FLOOR PLANS



Lower Level



Upper Level

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