

**MIXED-USE
PROPERTY FOR
SALE**



241 MAIN ST, TOWNSEND, MA

10 UNITS - \$1,400,000

DAN MASON, DIRECTOR



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PROPERTY DESCRIPTION

This mixed-use property in Townsend, MA consists of 10 total units, including 6 residential units (4 two-bedroom and 2 one-bedroom) and 4 commercial spaces, offering a combination of residential and commercial income. The 12,000 SF building is fully sprinklered and includes elevator access to all floors, supporting tenant accessibility and building safety.

The residential units were constructed in 2024 and feature mini-split heating and cooling systems in each unit. Additional property features include on-site off-street parking and a shared laundry facility, providing convenience for both residential and commercial tenants. The property's central location within Townsend supports access to local amenities and services, making it a functional mixed-use investment opportunity.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Number of Units:	10
Building Size:	12,000 SF
NOI:	\$96,576.50

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	54	189	546
Total Population	124	436	1,302
Average HH Income	\$108,918	\$107,938	\$109,636



LOCATION DESCRIPTION

241 Main Street is a multifamily investment opportunity located in Townsend, a scenic and predominantly residential community in northern Middlesex County near the New Hampshire border. Situated along Main Street, the property benefits from convenient access to local amenities, community services, and regional transportation routes while maintaining the small-town character that attracts long-term residents.

Townsend is known for its rural charm, strong sense of community, and attractive natural surroundings. The town offers residents access to parks, conservation areas, and recreational opportunities while remaining connected to larger employment centers throughout the Nashua, Lowell, and Greater Boston metropolitan areas. Its location provides a balance between suburban convenience and a quieter residential lifestyle, supporting steady demand for rental housing.

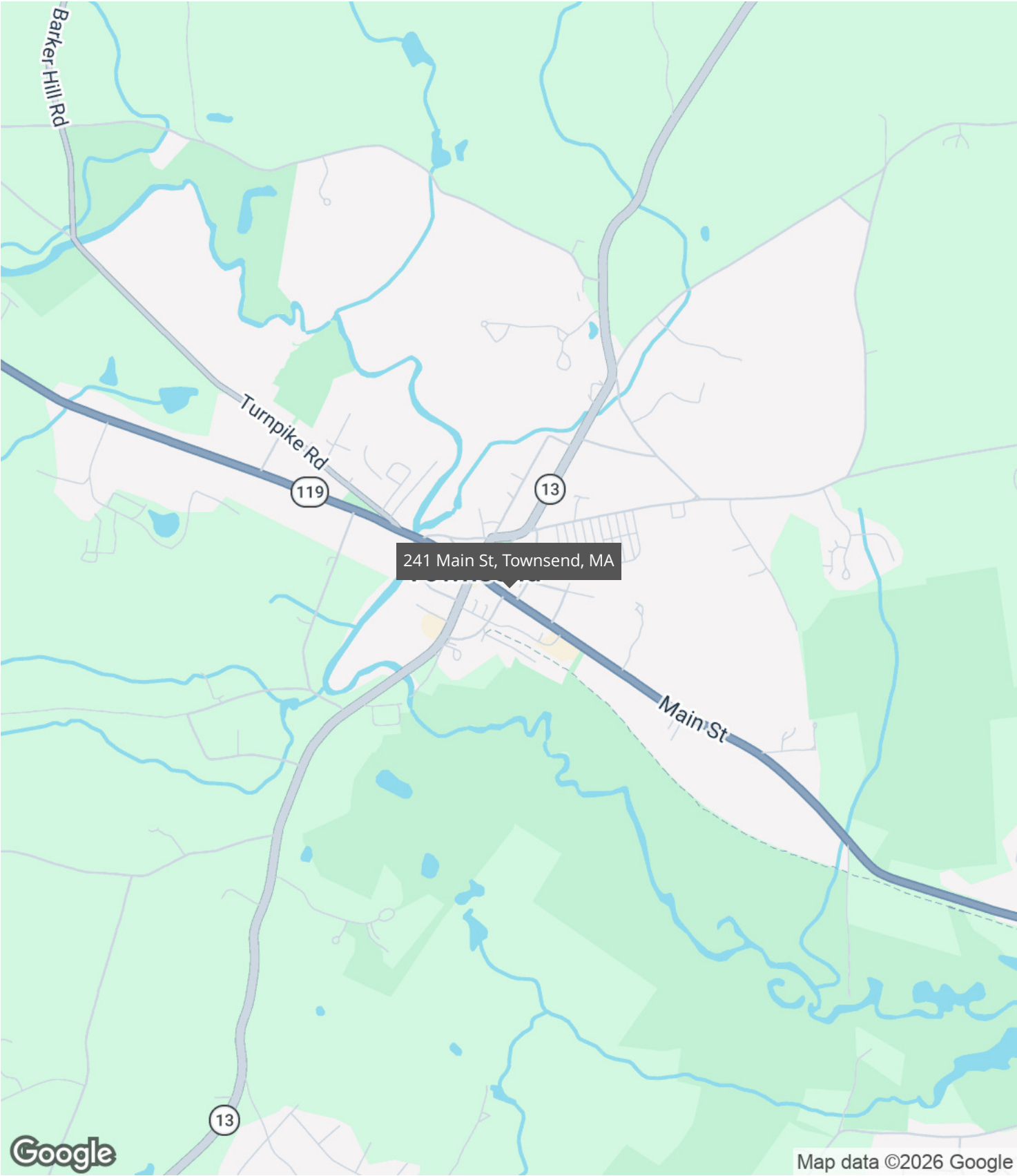
The surrounding neighborhood consists primarily of residential properties, local businesses, schools, and municipal services, creating a stable environment with broad tenant appeal. Proximity to Route 119 and Route 13 allows residents to access nearby communities and employment hubs throughout North Central Massachusetts and Southern New Hampshire, further enhancing the property's accessibility and marketability.

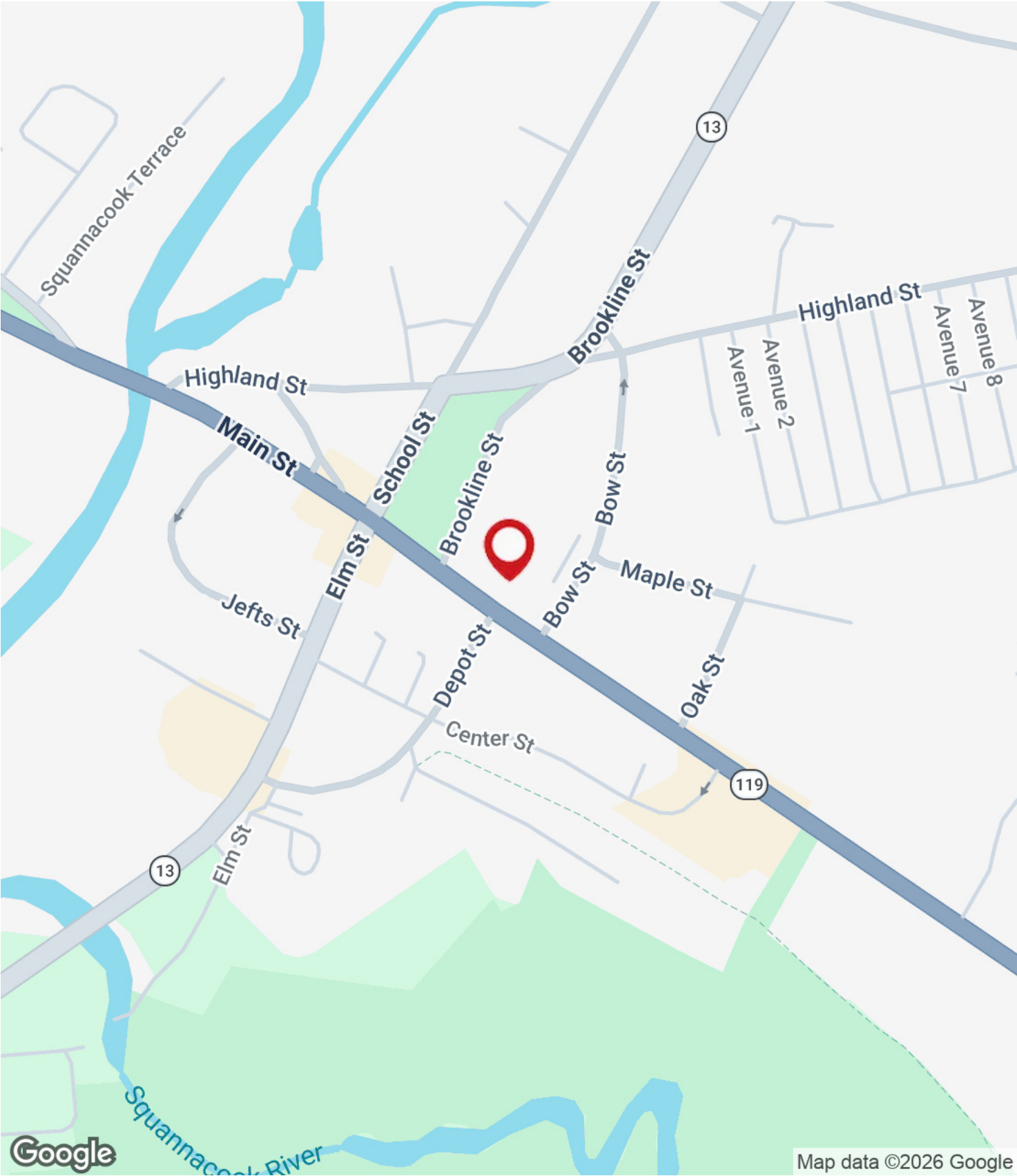
Overall, 241 Main Street presents an opportunity for investors seeking a multifamily asset in a stable suburban-rural market with consistent residential demand, strong community fundamentals, and long-term appreciation potential supported by its strategic location within the northern Middlesex County region.

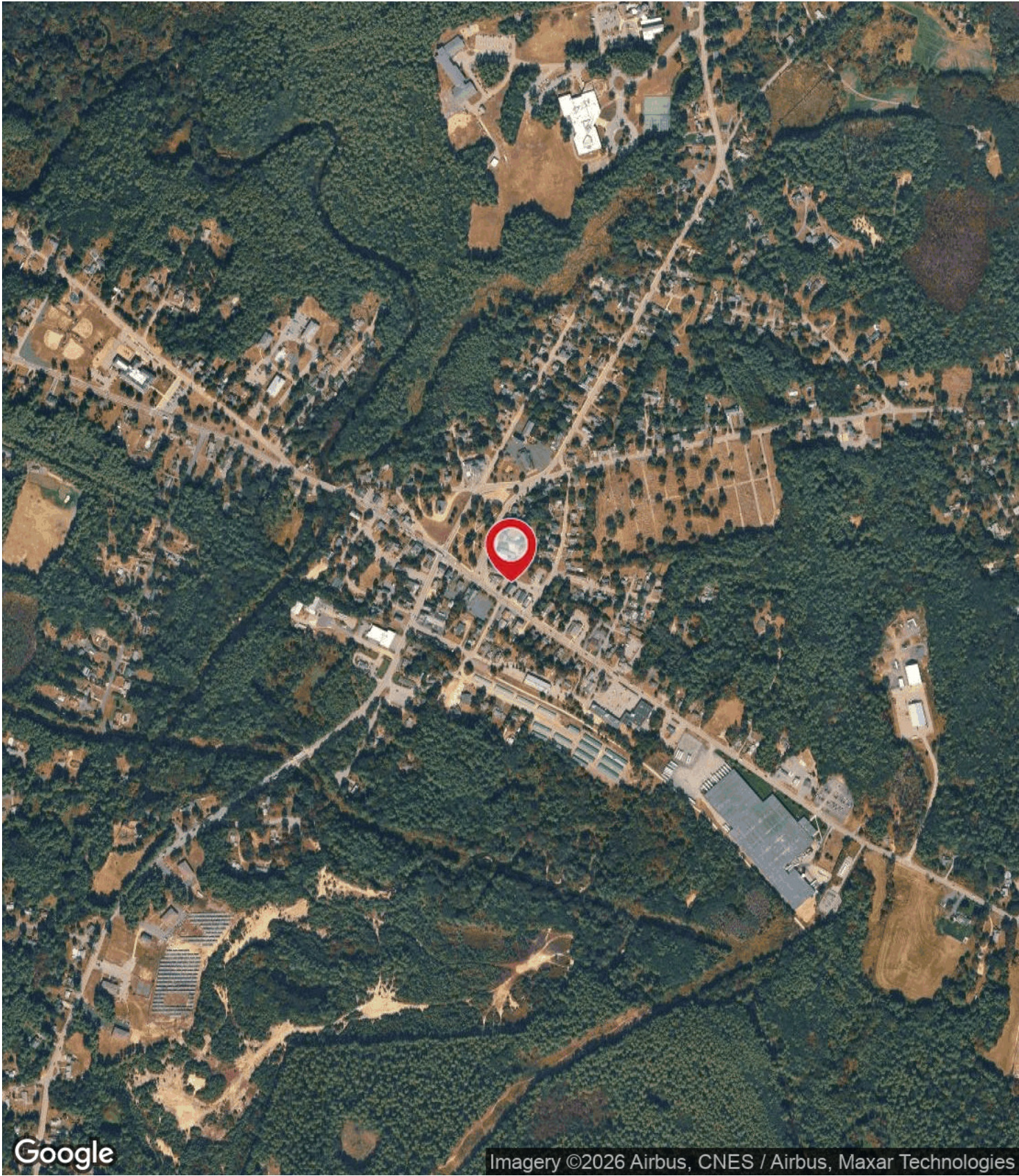


PROPERTY HIGHLIGHTS

- **12,000 SF Mixed-Use Building / 10 Units:** Comprised of 6 residential units and 4 commercial spaces, offering diversified income streams.
- **New Residential Construction (2024):** Updated units with modern systems, including mini-split heating and cooling.
- **Unit Mix:** 4 two-bedroom units, 2 one-bedroom units, and 4 Commercial Spaces
- **Fully Sprinklered Building:** Supports safety and code compliance.
- **Elevator Access:** Serves all floors, providing accessibility for tenants.
- **On-Site Parking & Laundry:** Off-street parking and shared laundry facility add tenant convenience.
- **Central Townsend Location:** Positioned in the town center with access to local amenities and services.







Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
Commercial 1	-	-	\$1,000	\$1,250
Commercial 2	-	-	\$400	\$400
Commercial 3	-	-	\$1,200	\$1,200
Commercial 4	-	-	\$1,125	\$1,500
2-1	2	1	\$1,500	\$1,600
2-2	2	1	\$1,350	\$1,450
2-3	2	1	\$1,500	\$1,600
2-4	1	1	\$1,250	\$1,450
3-1	2	1	\$1,300	\$1,600
3-2	1	1	\$2,000	\$2,000
TOTALS			\$12,625	\$14,050
AVERAGES			\$1,263	\$1,405

UNIT MIX SUMMARY



Unit Type	Count	% of Total	Avg. SF	In-Place Rent	Market Rent
2 Bed / 1 Bath	4	40.0%	0	\$1,413	\$1,565
1 Bed / 1 Bath	2	20.0%	0	\$1,625	\$1,557
Commercial	4	40.0%	0	\$931	\$1,696
Total / Weighted Avg.	10	100.0%	0	\$1,263	\$1,616

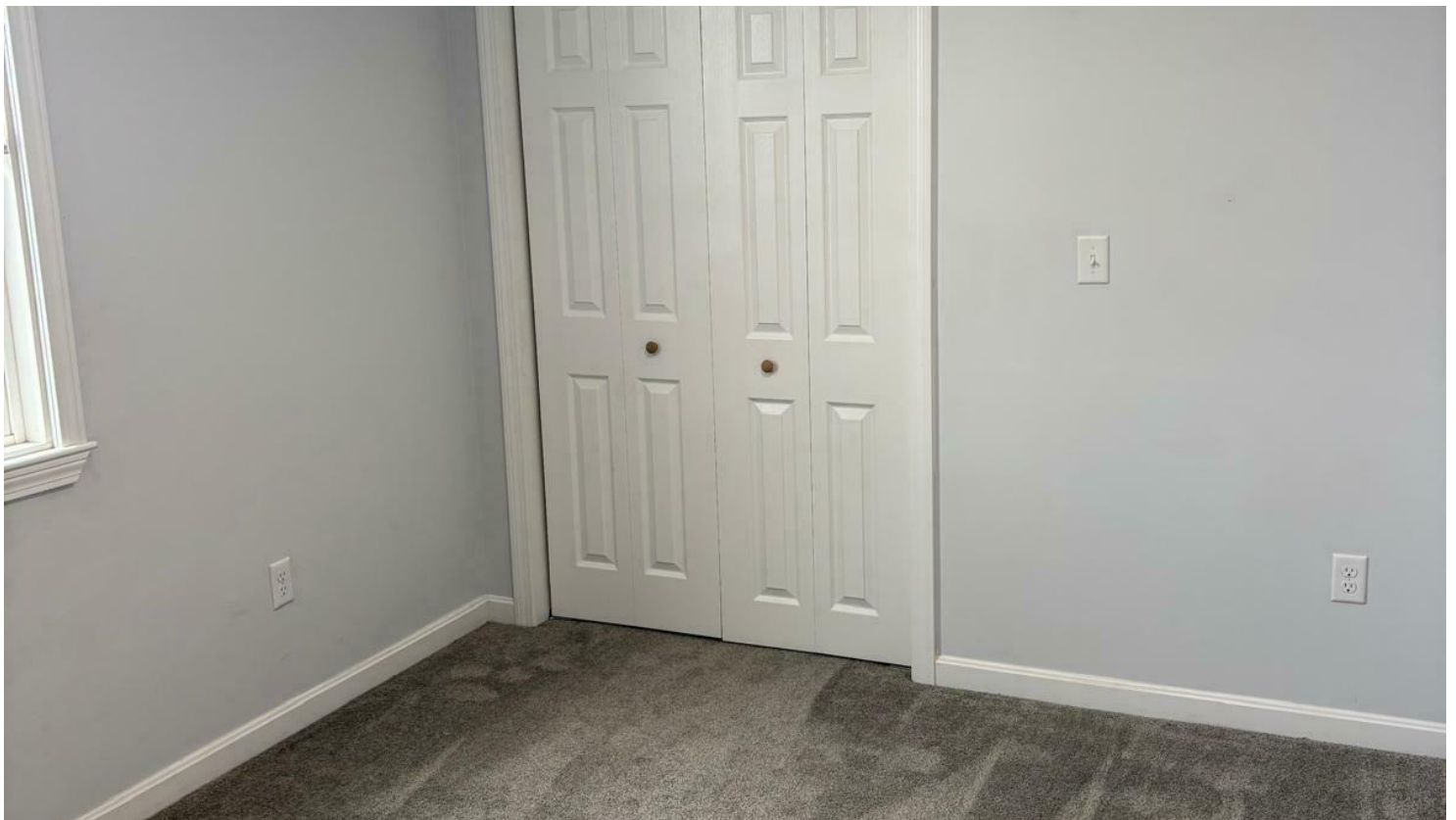
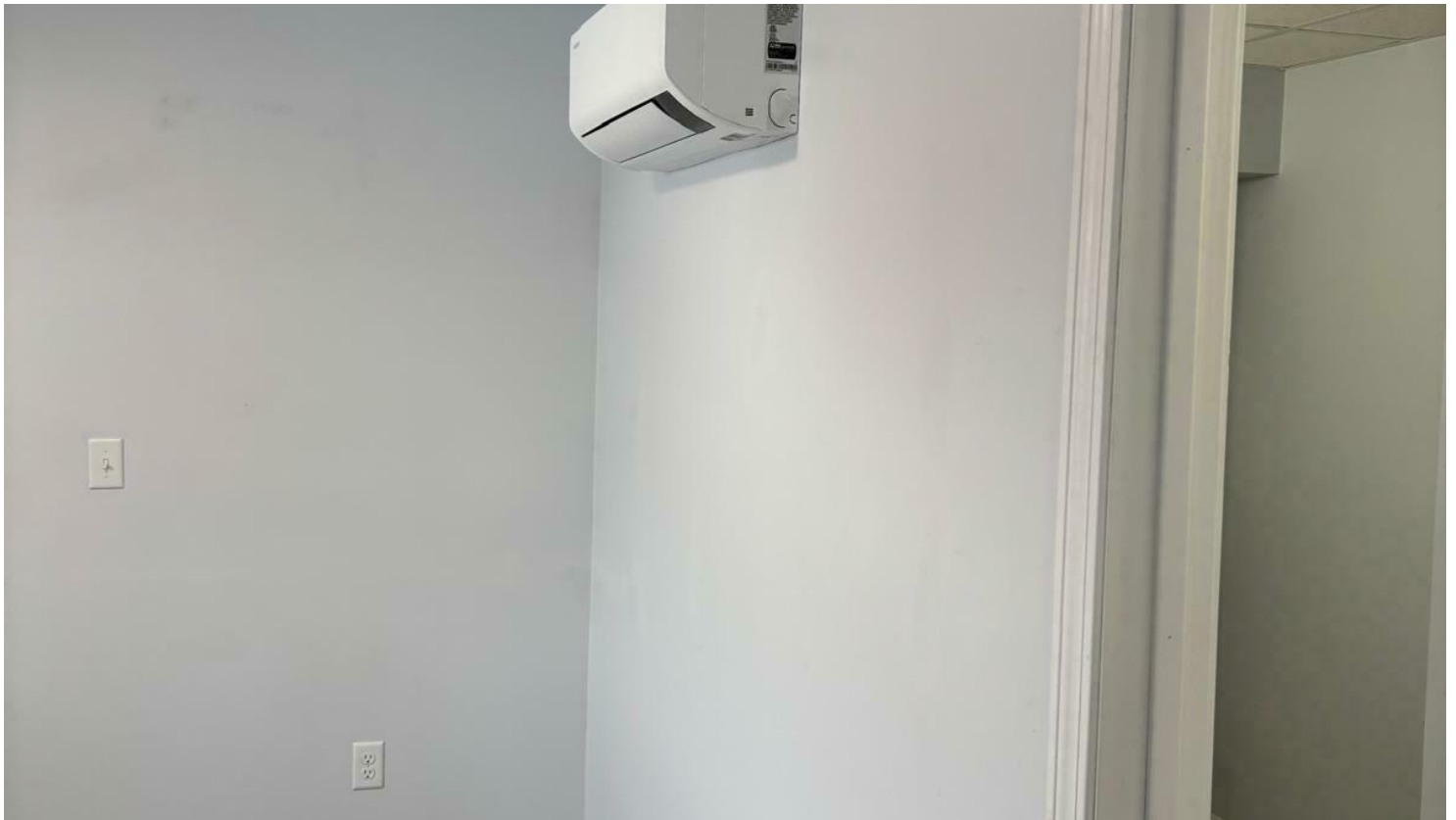


OPERATING INCOME	Current	Per Unit	Potential	Per Unit
Gross Market Rent	151,500	15,150	168,600	16,860
Vacancy Loss	(7,575)	(758)	(8,430)	(843)
Total Lease Rent	143,925	14,393	160,170	16,017
Laundry	1620	162	1620	162
Utility Reimbursement	6540	654	6540	654
Total Other Income	8,160	816	8,160	816
Effective Gross Income	152,085	15,209	168,330	16,833

OPERATING EXPENSES	Current	Per Unit	Potential	Per Unit
Real Estate Taxes	9,878	988	9,878	988
Insurance	6,600	660	6,600	660
Electric	10,722	1,072	10,722	1,072
Water	1,900	190	1,900	190
Septic	300	30	300	30
Trash Collection	3,000	300	3,000	300
Elevator	2,000	200	2,000	200
Snow Removal / Landscape	3000	300	3000	300
Common Area Cleaning	2400	240	2400	240
PlaceholderFire Alarm Monitoring	500	50	500	50
Management Fees	7604	760	8417	842
Maintenance / Repairs	7604	760	8417	842
Total Operating Expenses	55,509	5,551	57,133	5,713
Net Operating Income	96,577	9,658	111,197	11,120

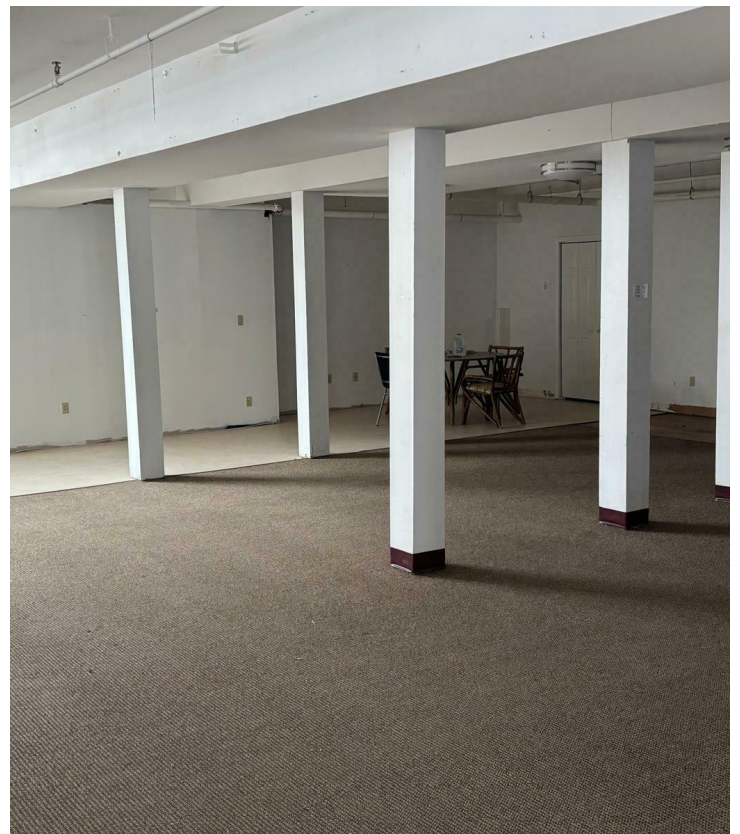
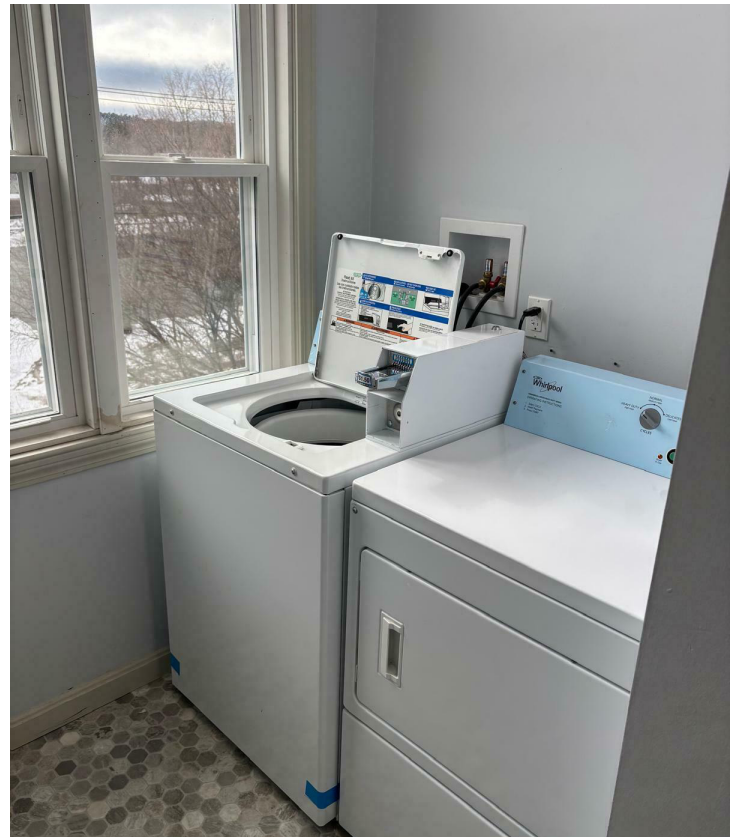




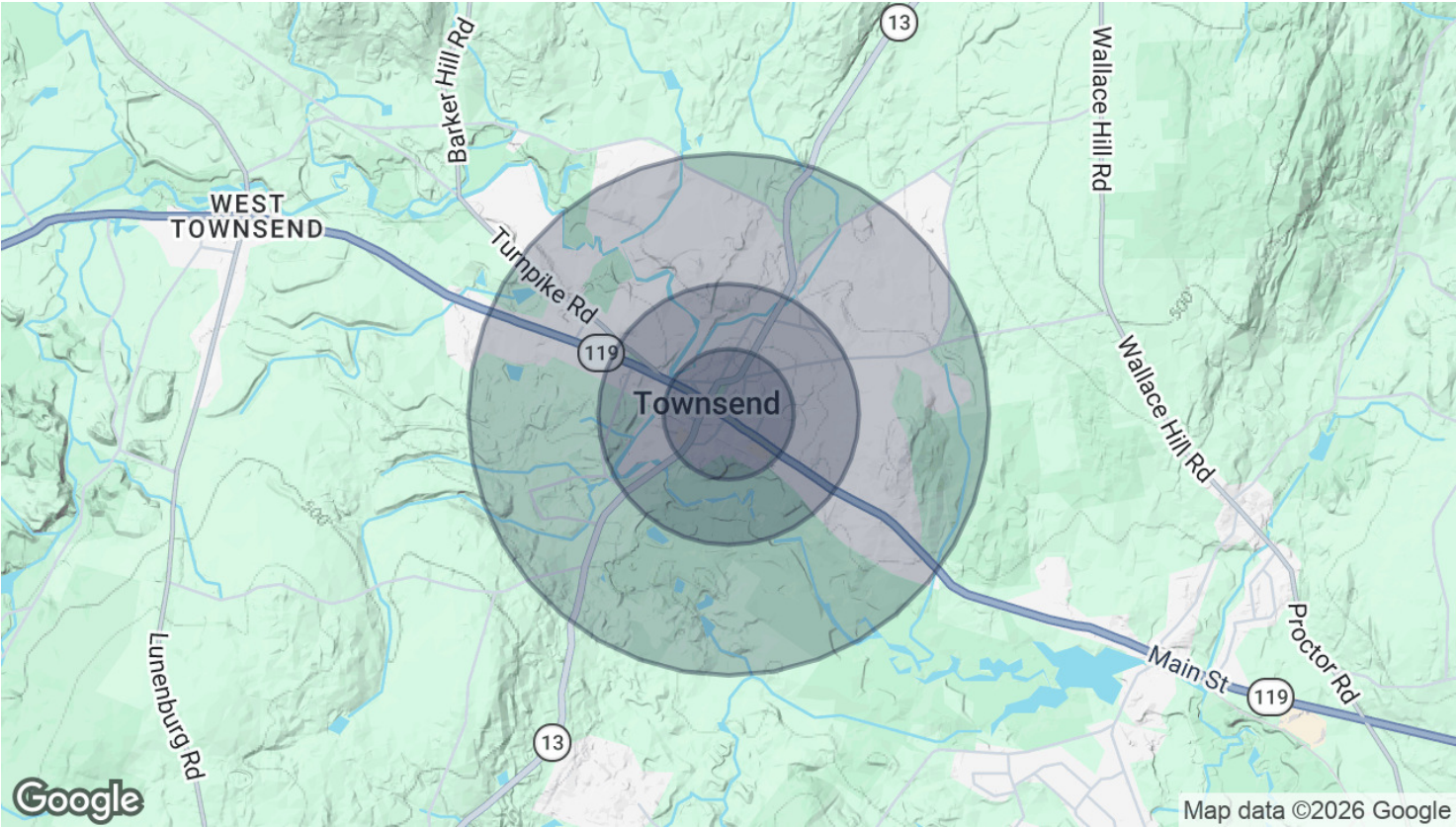












POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	124	436	1,302
Average Age	49.3	48.1	46.0
Average Age (Male)	49.7	48.6	46.4
Average Age (Female)	48.7	47.5	45.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	54	189	546
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$108,918	\$107,938	\$109,636
Average House Value	\$369,219	\$369,384	\$382,272

2023 American Community Survey (ACS)



DAN MASON

Director

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PROFESSIONAL BACKGROUND

Dan is a seasoned commercial real estate professional specializing in multifamily investment properties across Greater New England. With over 20 years of industry experience and a background as an investment property owner himself, Dan brings a unique "owner's perspective" to every transaction—allowing him to anticipate challenges, find solutions, and identify hidden value where others don't.

Expert in the full lifecycle of multifamily ownership, Dan has a proven track record of navigating complex acquisitions, high-value dispositions, and time-sensitive 1031 exchanges. Whether working with private investors, institutional buyers, or family offices, he leverages deep regional knowledge and strong industry relationships to maximize financial outcomes from underwriting to closing.

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