

📍 111-115 N. Main Street, Mansfield, MA 02048



NOW AVAILABLE IN DOWNTOWN MANSFIELD

Offered at **\$1,450,000**

Unique Commercial Opportunity on Mansfield's North Main St - Zoned B2 - Downtown Mixed Use. This incredible location is halfway between North and South Commons with easy access to commuter rail, downtown restaurants, residences and shops, town hall, parade route and more. Making it all the more appealing are both a large, private off-street parking lot and a 2nd floor income-producing tenant apartment. Main floor is fully updated and modern, featuring multiple large, open gathering or merchandise spaces, 2 half baths + an office, plus a service elevator which goes between basement, garage, and first floor. Upstairs is a 2 bed, 1 bath apartment w/exceptional natural light, large windows, laundry, oversized living room, an eat-in kitchen, and a large balcony off the back. Basement has 4-car garage, both finished and unfinished space, and plentiful storage. *****THIS PROPERTY COULD ALSO BE REDEVELOPED***** Similar size lots have been developed into a 19-unit mixed use building.

Special Features

- ✓ Central Air
- ✓ Wired for Security Cameras throughout
- ✓ Private, Off-Street Parking Lot for 20+ cars
- ✓ 4-car Garage
- ✓ 2 Half Baths (1 ADA) on Main Level; Full Bath & Laundry Upstairs in 2-bed Apartment
- ✓ Service Elevator



BEN ESPOSITO

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Commercial/Industrial - Commercial

**111-115 N Main St
Mansfield, MA 02048-2251
Bristol County**

List Price: **\$1,450,000**

Directions: **Downtown Mansfield - N. Main St across from Eames Insurance**

Remarks

Unique Commercial Opportunity on Mansfield's North Main St - Zoned B2 - Downtown Mixed Use. This incredible location is halfway between North and South Commons with easy access to commuter rail, downtown restaurants, residences and shops, town hall, parade route and more. Making it all the more appealing are both a large, private off-street parking lot and a 2nd floor income-producing tenant apartment. Main floor is fully updated and modern, featuring multiple large, open gathering or merchandise spaces, 2 half baths + an office, plus a service elevator which goes between basement, garage, and first floor. Upstairs is a 2 bed, 1 bath apartment w/exceptional natural light, large windows, laundry, oversized living room, an eat-in kitchen, and a large balcony off the back. Basement has 4-car garage, both finished and unfinished space, and plentiful storage. *THIS PROPERTY COULD ALSO BE REDEVELOPED*** Similar size lots have been developed into a 19 unit mixed use building.**

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	1	1,332	Land: \$264,200	Space Available For: For Sale
Office:	0	0	Bldg: \$521,000	Lease Type:
Retail:	1	1,898	Total: \$785,200	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 2	Sublet: No
				21E on File: No
Total:	2	3,586	# Units: 2	

Drive in Doors: 3	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: Yes	Net Operating Inc:
# Restrooms: 3	Sprinklers:	Special Financing:
Hndcp Accessibl: Yes	Railroad siding:	Assoc: No Assoc Fee:

Lot Size: 16,343 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.38	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 18	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Construction: **Frame**
Location: **Downtown, Free Standing, Central Business District**
Parking Features: **Open, 11-20 Spaces, Paved Driveway, On Site**
Roof Material: **Asphalt/Fiberglass Shingles**
Site Condition: **Dry, Level, Improved**
Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1800**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:024 B:043**
Assessed: **\$785,200**
Tax: **\$14,542** Tax Year: **2023**
Book: **24844** Page: **208**
Cert: **00000048118**
Zoning Code: **3550 COMM**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

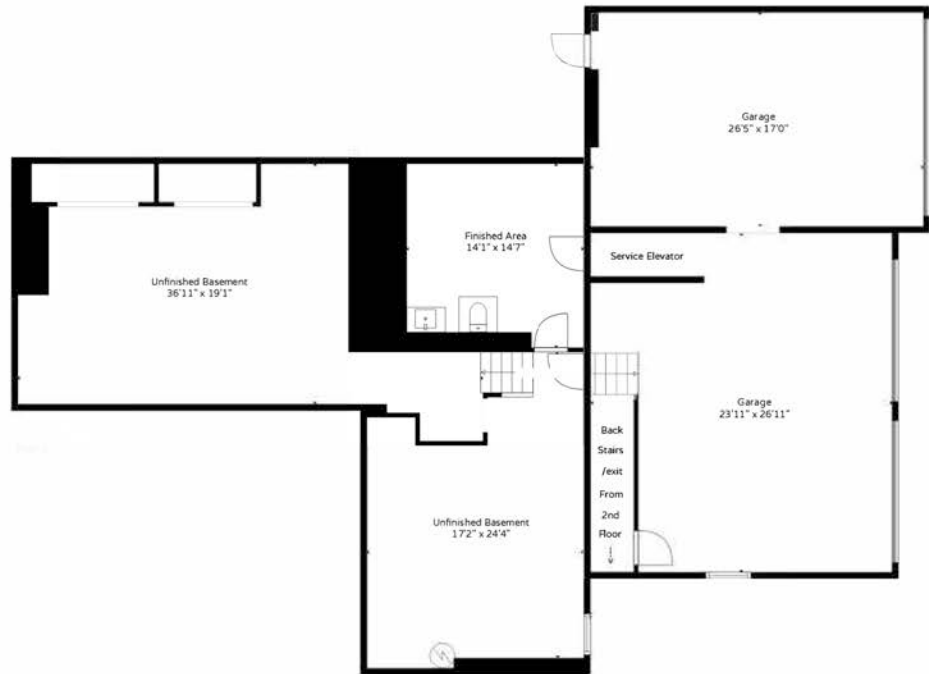
Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **2**
Compensation Based On:

MAIN FLOOR



LOWER LEVEL + GARAGE



GROSS INTERNAL AREA

Below Ground: 288 sq. ft, FLOOR 2: 0 sq. ft, FLOOR 3: 1828 sq. ft
 EXCLUDED AREAS: UNDEFINED: 30 sq. ft, UNDEFINED: 66 sq. ft, UNFINISHED BASEMENT: 874 sq. ft,
 GARAGE: 1085 sq. ft, PORCH: 498 sq. ft
TOTAL: 2116 sq. ft

Measurements are approximate; buyers to do all due diligence.

2ND FLOOR - TENANT APARTMENT



GROSS INTERNAL AREA

Below Ground: 98 sq. ft, FLOOR 2: 1278 sq. ft
EXCLUDED AREAS: BALCONY: 142 sq. ft, FIREPLACE: 5 sq. ft
TOTAL: 1376 sq. ft

Measurements are approximate; buyers to do all due diligence.