



Commercial/Industrial - Commercial

**76 Taunton Street
Plainville, MA 02762
Norfolk County**

List Price: **\$850,000**

Directions: **Route 1 to Route 152 South**



1 of 16



This property offers multiple opportunities. Use current building and lot as is with multiple tenants. Use current building and lot for your own business. Build accessory building in the open rear lot. Knock down and construct new building to suit your needs. Highlights: •1 Acre Plus Lot (45,314+/- S.F.) •150 feet of frontage on Taunton (Route 152) •Close to Route 1 and 495 •Existing 2,000+/- sqft building renovation completed in 2017 •Town Water Connected •Town Sewer Available •Zoning CC •7 Offices •3 Baths •Reception desk with waiting area •Ideal location and building to operate multiple businesses from. •Great opportunity to build on large open lot in rear.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:			Land: \$283,800	Lease Type:
Office:	7		Bldg: \$121,400	Lease Price Includes:
Retail:			Total: \$409,100	Lease: No Exchange: No
Warehouse:			# Buildings: 1	Sublet: No
Manufacturing:			# Stories: 2	21E on File: No
Total:	7	2,000	# Units: 7	
Disclosures: Broker is Owner				
Drive in Doors:		Expandable:	Gross Annual Inc:	
Loading Docks:		Dividable:	Gross Annual Exp:	
Ceiling Height:		Elevator:	Net Operating Inc:	
# Restrooms: 3		Sprinklers:	Special Financing:	
Hndcp Accessibl:		Railroad siding:	Assoc: Assoc Fee:	
Lot Size: 45,314 Sq. Ft.		Frontage:	Traffic Count:	
Acres: 1.04		Depth:	Lien & Encumb:	
Survey:		Subdivide:	Undrgrnd Tank:	
Plat Plan:		Parking Spaces: 20	Easements:	
Lender Owned: No		Short Sale w/Lndr.App.Reg: No		

Features

Construction: **Frame**
 Location: **Free Standing, Highway Access**
 Parking Features: **Stone/Gravel, Paved Driveway, On Site**
 Utilities: **Public Water, Private Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1961**
 Year Established Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$409,100**
 Tax: \$ Tax Year:
 Book: **33929** Page: **576**
 Cert:
 Zoning Code: **CC**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Compensation

Sub-Agency: Buyer's Broker:
 Facilitator:
 Compensation Based On:

Office/Agent Information

Listing Office: [Sankey Real Estate](#)  (508) 643-1515 Ext. 1

Listing Agent: [Derek Sankey](#)  (508) 543-8060

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker:

Showing: Facilitator:

Special Showing Instructions:

Market Information

Listing Date: **9/23/2024**

Days on Market: Property has been on the market for a total of day(s)

Expiration Date:

Original Price:

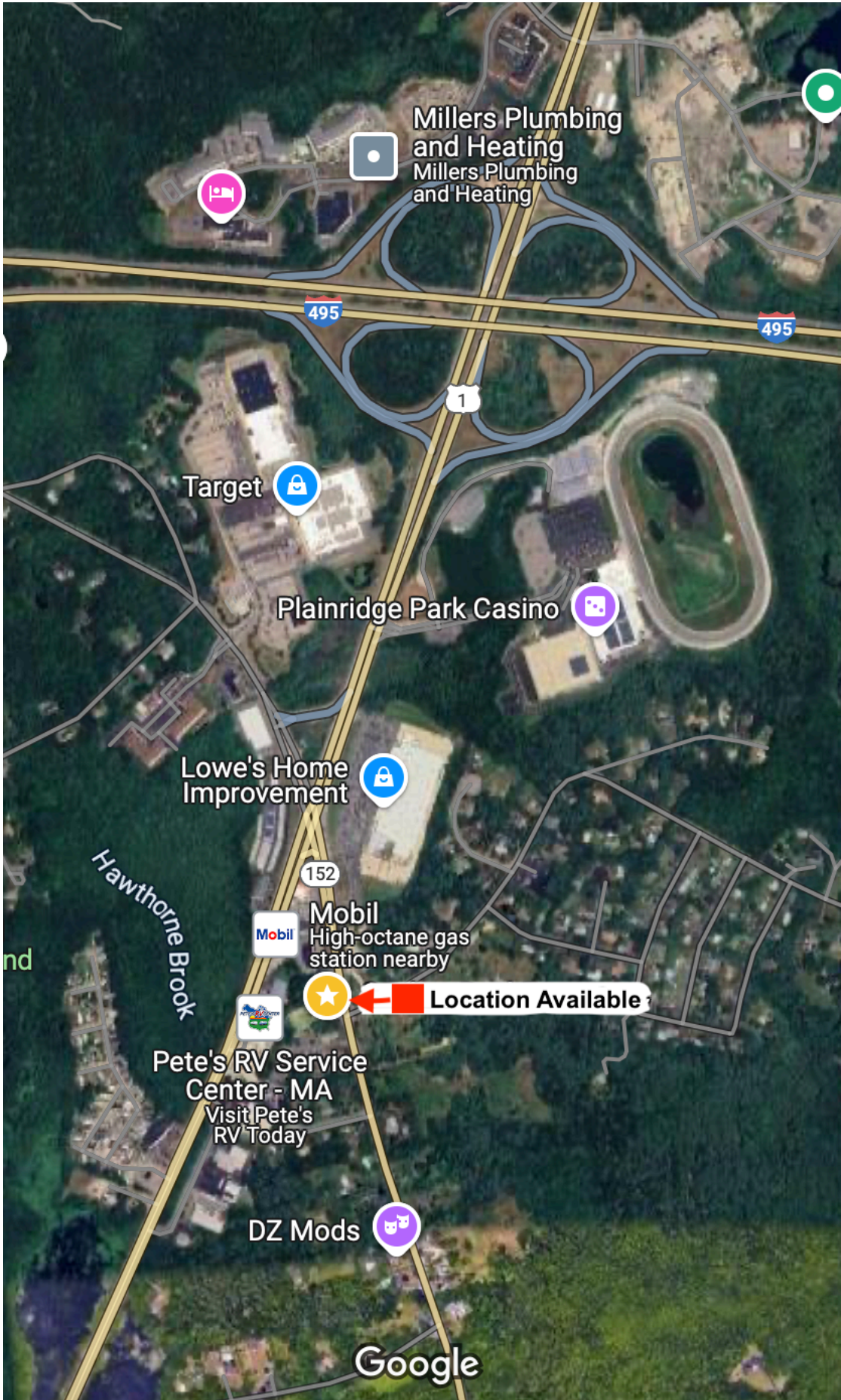
Off Market Date:

Listing Market Time: MLS# has been on for day(s)

Office Market Time: Office has listed this property for day(s)

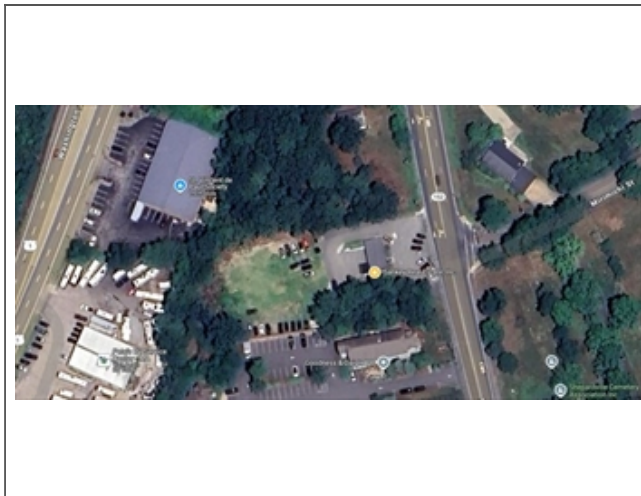
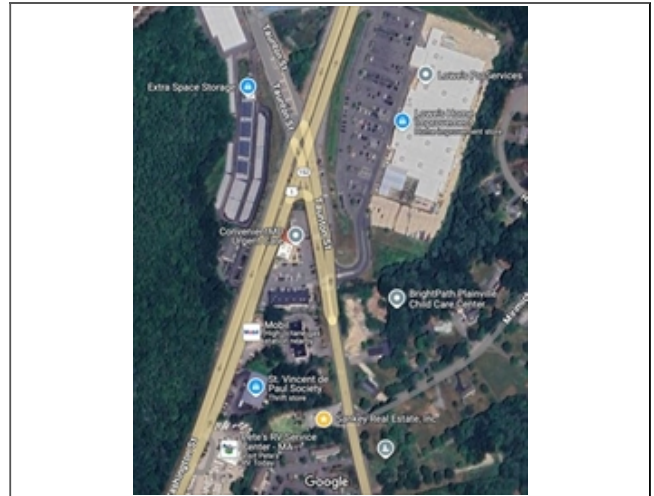
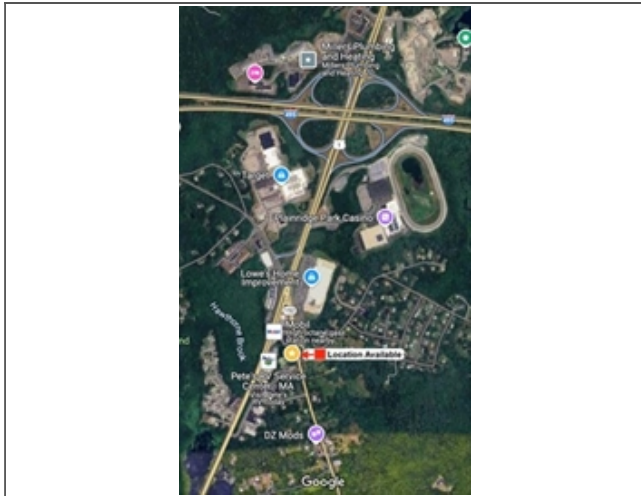
Cash Paid for Upgrades:

Seller Concessions at Closing:



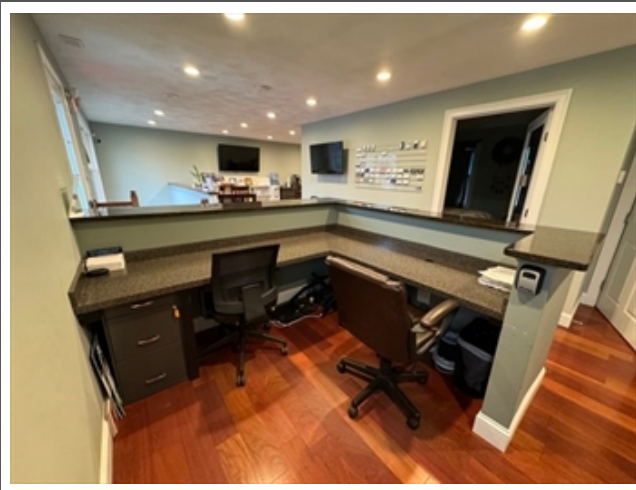
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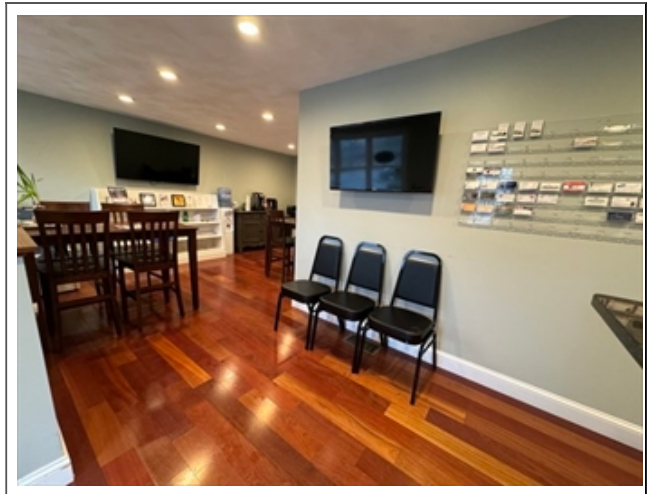
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CAI Property Card

Town of Plainville, MA

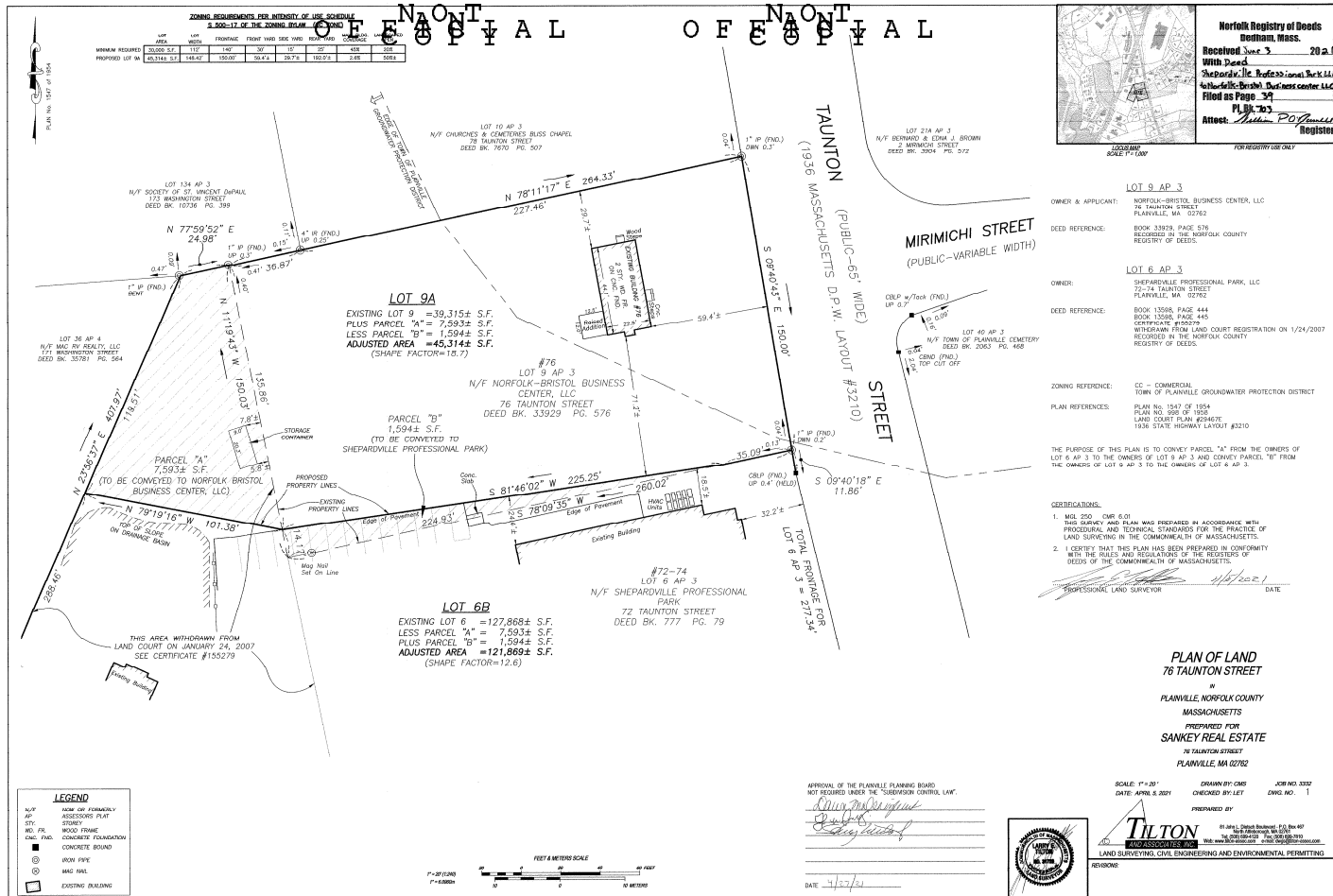


GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 76 TAUNTON ST ACRES: 1.037 PARCEL ID: 3-9 LAND USE CODE: 340 CONDO COMPLEX: OWNER: NORFOLK-BRISTOL BUSINESS CENTER LLC. CO - OWNER: MAILING ADDRESS: 76 TAUNTON ST PLAINVILLE, MA 02762 ZONING: CC PATRIOT ACCOUNT #: 208	BUILDING STYLE: COMM BLOCK UNITS: 1 YEAR BUILT: 1961 FRAME: EXTERIOR WALL COVER: VINYL ROOF STYLE: GABLE ROOF COVER: ASPHALT
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 3/18/2016 BOOK & PAGE: 33929-576 SALE PRICE: \$1 SALE DESCRIPTION: INTRA-CORP SELLER: SANKEY DEREK G MEYER ERIC R	INTERIOR WALL: DRYWALL FLOOR COVER: HARDWOOD HEAT TYPE: ELECTRC BB FUEL TYPE: ELECTRIC PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2,080 FINISHED BUILDING AREA: 1,112 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$283,800 YARD: \$3,900 BUILDING: \$121,400 TOTAL: \$409,100	
SKETCH	PHOTO



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



Norfolk Registry of Deeds
 Dedham, Mass.
 Received June 5, 2021
 With Deed
 Sheppardville Professional Park, LLC
 to the Norfolk Bristol Business Center, LLC
 Filed as Page 39
 703-39-2021
 Attach: William P. O'Connell
 Registrar

LOT 9 AP 3
 OWNER & APPLICANT: NORFOLK-BRISTOL BUSINESS CENTER, LLC
 76 TAUNTON STREET
 PLAINVILLE, MA 02762
 DEED REFERENCE: BOOK 13678, PAGE 576
 RECORDED IN THE NORFOLK COUNTY
 REGISTRY OF DEEDS.

LOT 6 AP 3
 OWNER: SHEPARDVILLE PROFESSIONAL PARK, LLC
 72 TAUNTON STREET
 PLAINVILLE, MA 02762
 DEED REFERENCE: BOOK 13598, PAGE 444
 BOOK 13598, PAGE 445
 CERTIFICATE #100279
 WITHDRAWN FROM LAND COURT REGISTRATION ON 1/24/2007
 RECORDED IN THE NORFOLK COUNTY
 REGISTRY OF DEEDS.

ZONING REFERENCE: CC - COMMERCIAL
 TOWN OF PLAINVILLE GROUNDWATER PROTECTION DISTRICT

PLAN REFERENCES: PLAN NO. 1547 OF 1954
 PLAN NO. 208 OF 1958
 LAND COURT PLAN #20463E
 1938 STATE HIGHWAY LAYOUT #2210

THE PURPOSE OF THIS PLAN IS TO CONVEY PARCEL "A" FROM THE OWNERS OF LOT 6 AP 3 TO THE OWNERS OF LOT 9 AP 3 AND CONVEY PARCEL "B" FROM THE OWNERS OF LOT 9 AP 3 TO THE OWNERS OF LOT 6 AP 3.

CERTIFICATIONS:
 1. I, WILLIAM P. O'CONNELL, CIVIL ENGINEER, HAVE PREPARED THIS SURVEY AND PLAN IN ACCORDANCE WITH PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
 2. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

WILLIAM P. O'CONNELL
 PROFESSIONAL LAND SURVEYOR
 4/6/2021 DATE

PLAN OF LAND
76 TAUNTON STREET
 IN
 PLAINVILLE, NORFOLK COUNTY
 MASSACHUSETTS
 PREPARED FOR
SANKEY REAL ESTATE
 76 TAUNTON STREET
 PLAINVILLE, MA 02762

APPROVAL OF THE PLAINVILLE PLANNING BOARD
 NOT REQUIRED UNDER THE "SUBDIVISION CONTROL LAW".
 [Signature]
 [Signature]
 [Signature]

SCALE: 1" = 20'
 DATE: APRIL 8, 2021
 DRAWN BY: CMB
 CHECKED BY: LET
 JOB NO. 3332
 DWG. NO. 1

PREPARED BY
 TILTON
 ASSOCIATES, INC.
 LAND SURVEYING, CIVIL ENGINEERING AND ENVIRONMENTAL PERMITTING

REVISIONS

LEGEND

N/P AP	NEW OR FORMERLY AP
AS	ASSESSOR'S PLAT
STY	STORY
NO. FL.	WOOD FRAME
CONC. FND.	CONCRETE FOUNDATION
CONC. BND.	CONCRETE FOUNDATION
IRON PIPE	IRON PIPE
MAG. PAIL	MAG. PAIL
EXISTING BUILDING	EXISTING BUILDING



703-39-2021