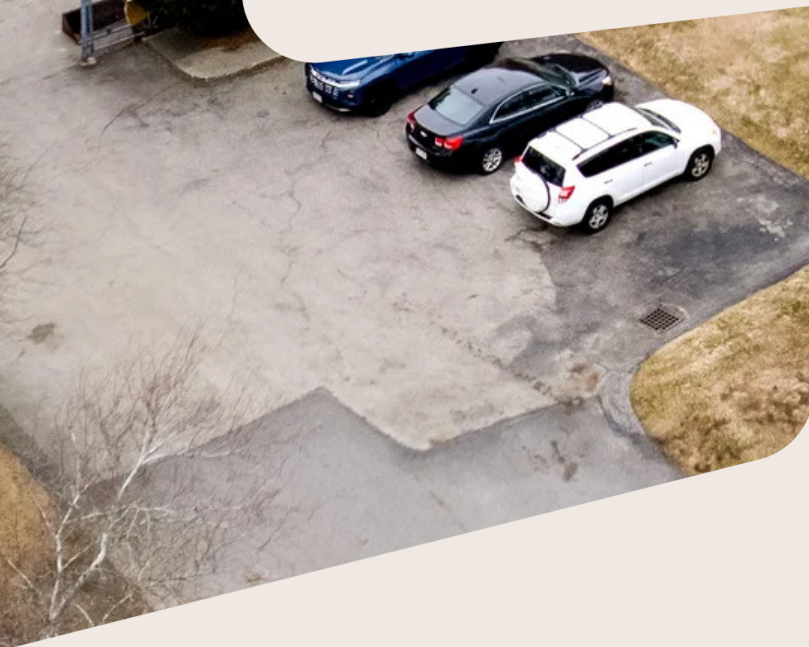


INDUSTRIAL BUILDING
FOR SALE



**149 WINTER ST,
HANOVER, MA 02339**

DAVE ELLIS, SIOR

781.919.0800 x701
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HAILEY MINICUCCI

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EXECUTIVE SUMMARY

149 WINTER ST, HANOVER, MA 02339



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	14,400 SF
Lot Size:	127,439 SF
Number of Units:	4
Price / SF:	\$173.61
Year Built:	1985
Zoning:	IND

PROPERTY OVERVIEW

14,400 SF Industrial/Flex Space investment opportunity in Hanover, MA. Comprised of 3 - 4,800 units and additional IOS rental income opportunity, this asset presents a prime investment option on the South Shore. Built in 1985, the property is 100% occupied, offering immediate income generation and upside with additional outside storage rents.

PROPERTY HIGHLIGHTS

- 14,400 SF Multi-tenant Industrial Warehouse
- Additional IOS Component
- Potential for User or Investor
- Industrial Zoning

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	186	740
Total Population	182	694	2,637
Average HH Income	\$210,160	\$203,574	\$204,793



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ADDITIONAL PHOTOS

149 WINTER ST, HANOVER, MA 02339



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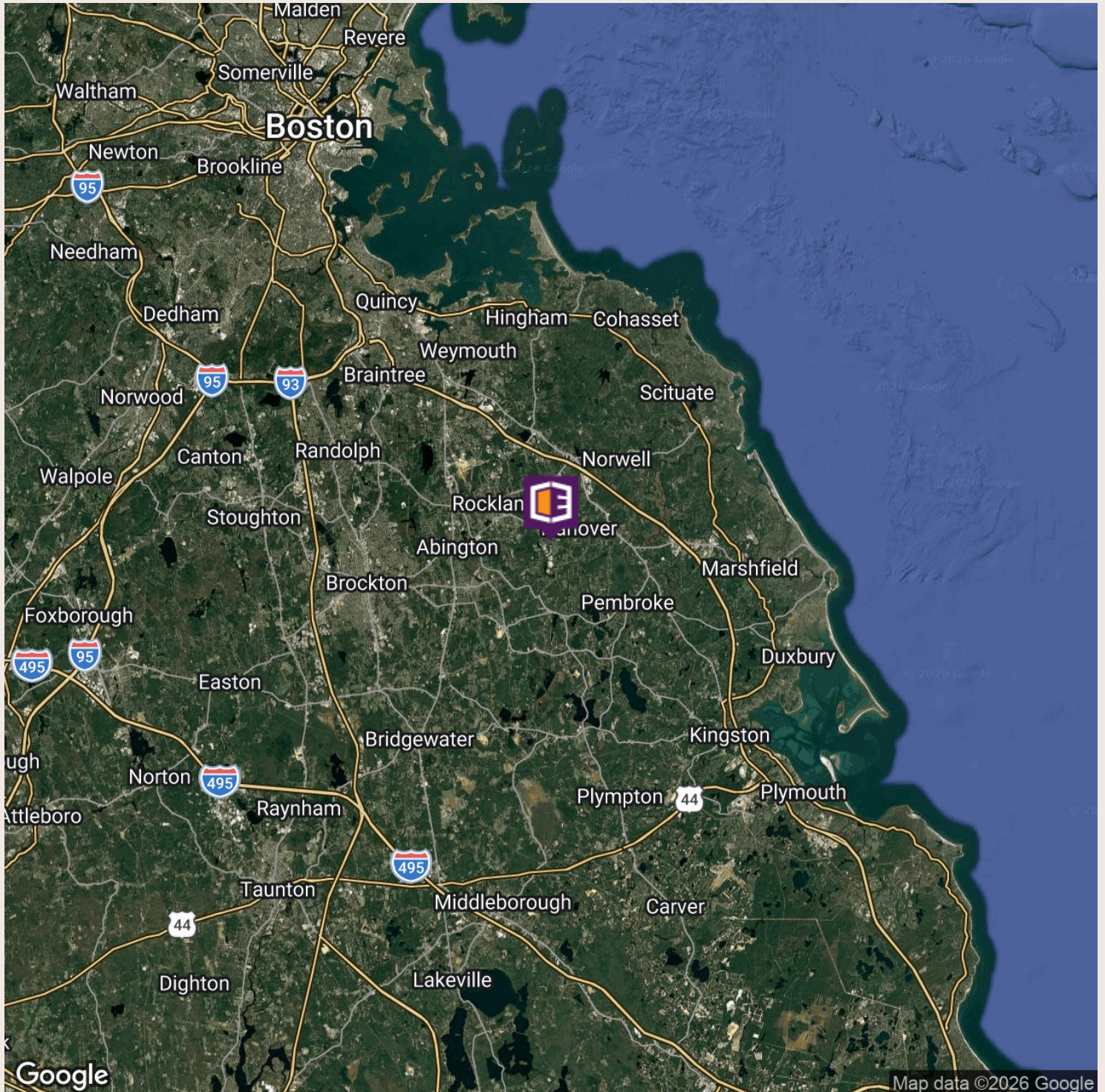
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LOCATION MAP

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