

MLS # 73403730 - Active

Commercial/Industrial - Commercial

90-96 School Street
Quincy, MA 02169
Norfolk County
Directions: **Franklin Street to School Street**

List Price: **\$2,299,999**

LOCATION, LOCATION, LOCATION!! Great opportunity for businesses looking for an unmatched location and spacious floor plan to expand or start a new business. This property is located near the heart of Quincy Center. This property is surrounded by incoming businesses and residential development including a new Trader Joe's, Whole Foods, a 250 mixed-use residential development, new retail/medical space and restaurant just steps away. This property consists of 2 levels consisting of 14,000 square feet. The first level with 3 bay doors, second floor with 1 loading dock, new rubber roof, ample utilities. Extremely well built/solid brick structure with stucco facade. Existing 440AMPS, large gas service, and new sewer, water and sprinkler lines from the street into the building. Optimal use of this location as currently zoned would be contractor storage, office space, warehouse, delivery/manufacturing facility etc. New buyer to explore their own redevelopment possibilities.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$312,700	Lease Type:
Office:	0	0	Bldg: \$1,452,500	Lease Price Includes:
Retail:	0	0	Total: \$1,765,200	Lease: No Exchange: No
Warehouse:	1	14,000	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 2	21E on File: No
Total:	1	14,000	# Units:	
Drive in Doors: 3		Expandable:	Gross Annual Inc:	
Loading Docks: 1		Dividable:	Gross Annual Exp:	
Ceiling Height:		Elevator: No	Net Operating Inc:	
# Restrooms: 0		Sprinklers:	Special Financing:	
Hndcp Accessibl: No		Railroad siding:	Assoc: Assoc Fee:	
Lot Size: 10,031 Sq. Ft.		Frontage:	Traffic Count:	
Acres: 0.23		Depth:	Lien & Encumb: No	
Survey:		Subdivide: No	Undrgrnd Tank: No	
Plat Plan:		Parking Spaces: 10	Easements: No	
Lender Owned: No		Short Sale w/Lndr.App.Reg: No		

Features

Construction: **Stucco**
Location: **Downtown, Urban, Free Standing, Highway Access, Public Transportation, Central Business District**
Parking Features: **1-10 Spaces, Garage, Under, Improved Driveway, Paved Driveway**
Roof Material: **Rubber**
Site Condition: **Dry, Slope, Improved**
Utilities: **Public Water, Public Sewer, Natural Gas, 440 Volts**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1930**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$1,765,200**
Tax: **\$40,617** Tax Year: **2025**
Book: **37276** Page: **18**
Cert:
Zoning Code: **BUSB**
Zoning Desc: **Legal Non-Conforming**
Map: **3005** Block: **28** Lot: **A**

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
2%
Seller-Offered Buyer's Broker Compensation:
2%
Seller-Offered Facilitator Compensation:
2%
Seller-Offered Compensation Based On:
Gross/Full Sale Price

Office/Agent Information

Listing Office: **Capital Residential Group, LLC (617) 268-1119**
Listing Agent: **Sonya Hardiman (617) 519-6779**
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
Special Showing Instructions: **Accompanied Showings Only. Appointment Required. Call or text agent**

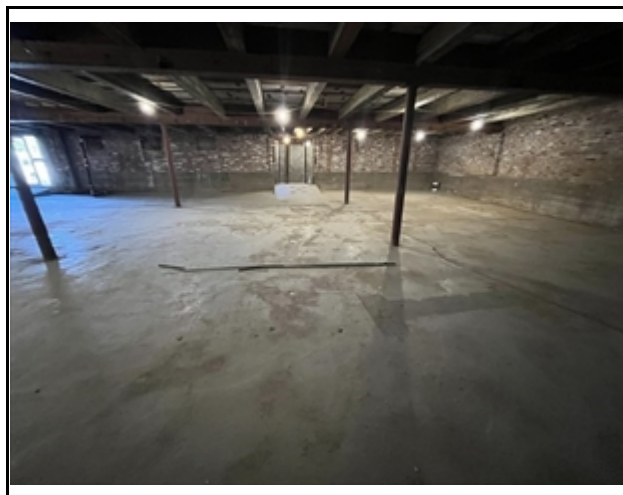
Market Information

Listing Date: **7/13/2025**
Days on Market: Property has been on the market for a total of **40** day(s)
Expiration Date:
Original Price: **\$2,399,900**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **40** day(s)
Office Market Time: Office has listed this property for **40** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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