



**MLS # 73018179 - Active**  
**Commercial/Industrial - Commercial**

**4586 Acushnet Avenue**  
**New Bedford, MA: Far North, 02740**  
**Bristol County**  
 Directions: **Please use GPS**

List Price: **\$15,000,000**

**Remarks**

**INVESTORS or Nursing Home Business operators: Own your own nursing home and rehabilitation center. All rooms are equipped with hospital beds. This facility is turn key. The exterior is in great shape. This building is sprinkled and has an elevator. There are 123 rooms in this four floor facility. Plenty of office space and plenty of parking. Close to the highway. An absolute lease is an option. This building would cost over 40 Million to build today.**

**Building & Property Information**

	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Sale/Lease</b>
Residential:	<b>123</b>	<b>52,588</b>	Land: <b>\$1,439,100</b>	Lease Type: <b>Gross</b>
Office:	<b>30</b>	<b>2,500</b>	Bldg: <b>\$2,435,600</b>	Lease Price Includes:
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$3,905,300</b>	Lease: <b>Yes</b> Exchange: <b>No</b>
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>3</b>	Sublet: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>4</b>	21E on File: <b>Yes</b>

Total:

# Units:

Drive in Doors:  
 Loading Docks:  
 Ceiling Height:  
 # Restrooms:  
 Hndcp Accessibl:

Expandable:  
 Dividable:  
 Elevator:  
 Sprinklers:  
 Railroad siding:

Gross Annual Inc:  
 Gross Annual Exp:  
 Net Operating Inc:  
 Special Financing:  
 Assc: Assoc Fee:

Lot Size: **159,429 Sq. Ft.**  
 Acres: **3.66**  
 Survey:  
 Plat Plan:  
 Lender Owned: **No**

Frontage:  
 Depth:  
 Subdivide:  
 Parking Spaces: **300**  
 Short Sale w/Lndr.App Req: **No**

Traffic Count:  
 Lien & Encumb:  
 Undrgrnd Tank:  
 Easements:

**Features**

Construction: **Brick**  
 Location: **Highway Access, Public Transportation**  
 Roof Material: **Combination, Tar & Gravel**  
 Utilities: **Public Water, Public Sewer**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Year Established: **1973**  
 Year Established Source: **Public Record**

**Tax Information**

Pin #: **137 80**  
 Assessed: **\$3,905,300**  
 Tax: **\$130,866** Tax Year: **2022**  
 Book: **11880** Page: **180**  
 Cert:  
 Zoning Code: **RA**  
 Zoning Desc: **Legal Conforming**  
 Map: Block: Lot:

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **1.5**  
 Facilitator: **0**  
 Compensation Based On: **Net Sale Price**

**Office/Agent Information**

Listing Office: **Lanagan & Co** (617) 848-1240  
 Listing Agent: **Jeffrey Hathaway** (617) 755-5333  
 Team Member(s):  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive right to Lease**  
 Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator:

Special Showing Instructions: **Please allow 24 advance notice**

**Market Information**

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Listing Date: **7/27/2022**

Days on Market: Property has been on the market for a total of **13** day(s)

Expiration Date: **12/31/2022**

Original Price: **\$15,000,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **13** day(s)

Office Market Time: Office has listed this property for **13** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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