

Andrew Romano
BOLD Real Estate, Inc
Director of Business Development
Associate Broker, ABR, GRI, SRS
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Voted "Best Real Estate Agent" 2021, 2022, 2023 + 2024



MLS # 73413267 - New
Commercial/Industrial - Mixed Use

13 S 6Th St
New Bedford, MA 02740
Bristol County

Directions: **Union St to S 6th. Use GPS.**

List Price: \$598,000

Incredible mixed-use opportunity located in the heart of Downtown New Bedford! Just moments from shopping, restaurants, the bus station, MBTA commuter rail, and the Seastreak Ferry to Martha's Vineyard and Nantucket, this property offers unbeatable convenience and visibility. With four large office suites and 1-2 potential residential units, the layout offers flexibility for a variety of uses. Inside, you'll find high ceilings, stunning fireplaces, and charming architectural details. A rare bonus in the downtown area, this property includes its own private parking lot for added convenience. Whether you're an investor or owner-occupant, there's significant potential to build instant equity while creating a space that fits your vision. With strong foot traffic, a central location, and endless potential, this is a prime opportunity in one of New Bedford's most dynamic and growing neighborhoods. Don't miss your chance to own a versatile and promising downtown gem!

Building & Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|---------|--------------|-------------------------|--------------------------------------|
| Residential: | 2 | 4,480 | Land: \$176,700 | Space Available For: For Sale |
| Office: | 7 | 4,480 | Bldg: \$345,800 | Lease Type: |
| Retail: | 0 | 0 | Total: \$522,500 | Lease Price Includes: |
| Warehouse: | 0 | 0 | # Buildings: 1 | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Stories: 2 | Sublet: No |
| | | | # Units: | 21E on File: No |

Total:

| | | |
|-----------------------|------------------|--------------------|
| Drive in Doors: | Expandable: | Gross Annual Inc: |
| Loading Docks: | Dividable: | Gross Annual Exp: |
| Ceiling Height: | Elevator: | Net Operating Inc: |
| # Restrooms: 5 | Sprinklers: | Special Financing: |
| Hndcp Accessible: | Railroad siding: | Assc: Assoc Fee: |

Lot Size: 7,706 Sq. Ft.
Acres: 0.18
Survey:
Plat Plan:
Lender Owned: No

Frontage:
Depth:
Subdivide:
Parking Spaces: **6**
Short Sale w/Lndr.App.Req: **No**

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

Features

Location: **Downtown, Free Standing, Public Transportation, Corner Lot**
Parking Features: **Paved Driveway, On Site**
Roof Material: **Shingle**
Site Condition: **Level**
Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1804**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:0046 L:0057**
Assessed: **\$522,500**
Tax: **\$11,939.12** Tax Year: **2025**
Book: **12428** Page: **286**
Cert:
Zoning Code: **MUB**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Bold Real Estate Inc.** (508) 999-9800
Listing Agent: **Andrew Romano** (774) 473-4049
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Call List Agent, Accompanied Showings**
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings**
Showing: Facilitator: **Call List Agent, Accompanied Showings**
Special Showing Instructions: **Do not disturb operating business. Call / Text list agent Andrew Romano for showings 774.473.4049.**

Firm Remarks

All Deposits to be in the form of a certified bank check or depositlink. Do not walk the property as to not disturb the operating business.

Market Information

Listing Date: **8/4/2025**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$598,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Market History for 13 S 6Th St, New Bedford, MA 02740

| MLS # | Date | | | DOM | DTO | Price |
|----------|----------|----------------------------------------------------------|---------------|----------|-----|-----------|
| 73413267 | 8/4/2025 | Listed for \$598,000 | Andrew Romano | 0 | | \$598,000 |
| | | Market History for Bold Real Estate Inc. (AN5489) | | 0 | | |
| | | Market History for this property | | 0 | | |

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