

FOR SALE

MULTIFAMILY PROPERTY



WATER STREET LOFTS

10 WATER STREET, PLYMOUTH, MA 02360

For More Information

DAVE ELLIS, SIOR

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WATER STREET LOFTS



OFFERING SUMMARY

Sale Price:	\$2,795,000
Building Size:	6,744 SF
Available SF:	
Lot Size:	0.268 Acres
Number of Units:	9
Price / SF:	\$414.44
Cap Rate:	7.5%
NOI:	\$209,520
Year Built:	2023
Zoning:	DH
Submarket:	Route 3 South

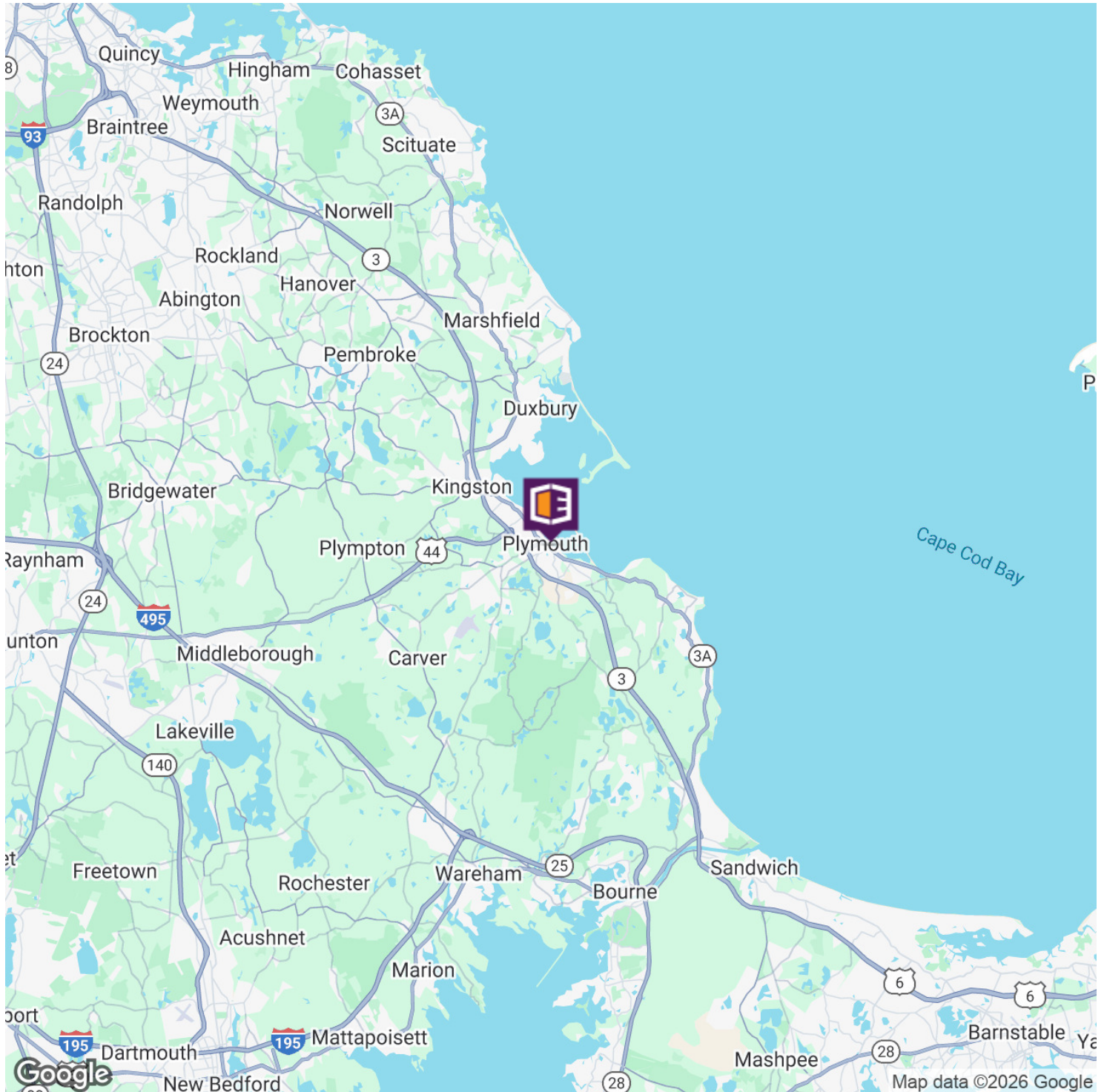
PROPERTY OVERVIEW

Located in historic Downtown Plymouth and steps to Plymouth Harbor, this is an opportunity to own new construction multifamily in a highly sought after market. The building has 6 1BR 1BA units, 2 Lofted 1BR 1BA units and 1 commercial unit. Walking distance to a thriving cultural and restaurant scene including East Bay Grille, Tavern on the Wharf, Vitamin Sea Brewing and 71 Degrees West.

PROPERTY HIGHLIGHTS

- 9 Units New Construction
- 6 1-Bed plus 2 Loft-style 1-Bed
- Steps to Plymouth Harbor
- Private and Municipal Parking
- Many nearby restaurants and amenities

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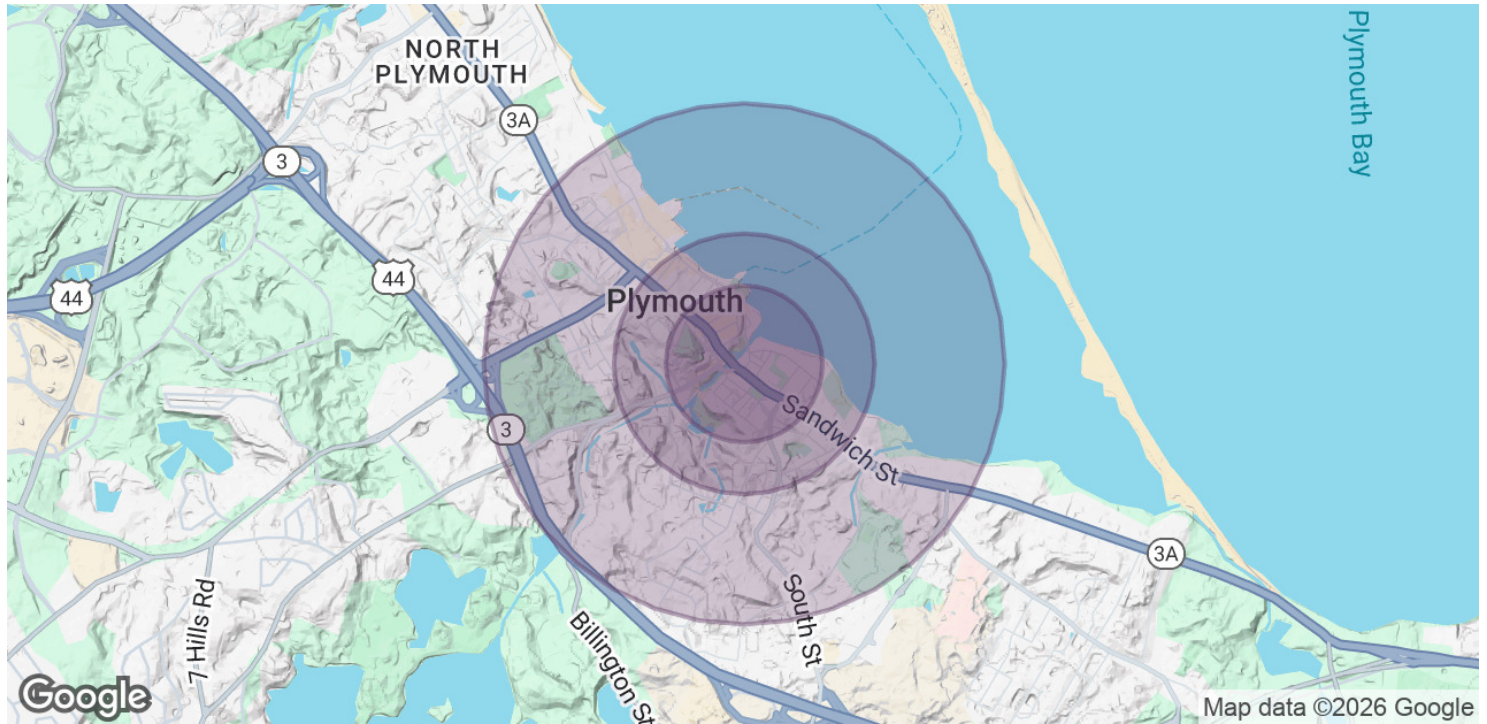
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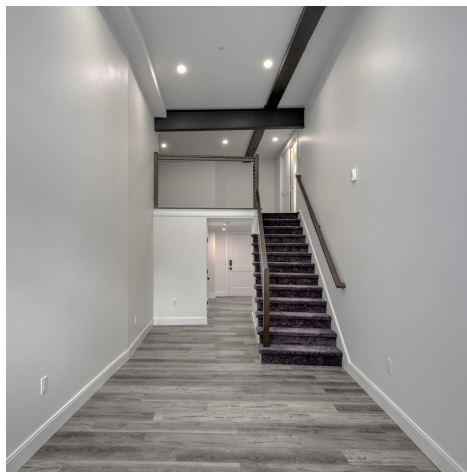
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,119	2,578	6,458
Average Age	47	46	47
Average Age (Male)	46	45	44
Average Age (Female)	48	48	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	617	1,361	3,114
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$118,865	\$115,745	\$114,329
Average House Value	\$525,985	\$520,367	\$526,859

Demographics data derived from AlphaMap

ADDITIONAL PHOTOS

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DAVE ELLIS, SIOR

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

Ellis Realty Advisors

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