

FOR SALE

OFFICE BUILDING



# MASON & MASON BUILDING

458 SOUTH AVE, WHITMAN, MA 02382

*For More Information*

**DAVE ELLIS**

781.919.0800 x701  
dave@ellisrealtyadvisors.com



# MASON & MASON BUILDING



## OFFERING SUMMARY

Sale Price:	\$749,000
Building Size:	7,068 SF
Available SF:	7,068 SF
Lot Size:	0.231 Acres
Number of Units:	2
Price / SF:	\$105.97
Cap Rate:	8.01%
NOI:	\$60,000
Year Built:	1906
Zoning:	General Business (GB)

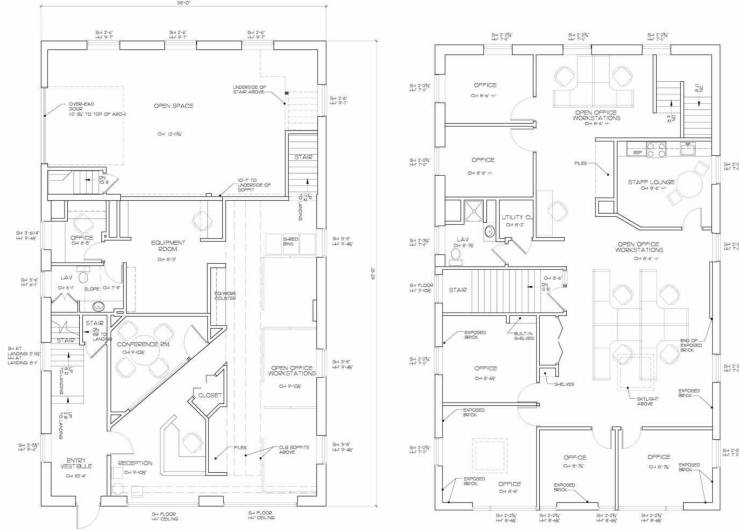
## PROPERTY OVERVIEW

Ellis Realty Advisors is pleased to offer the Mason & Mason Building. Located at the junction of South Avenue, Pleasant Street and Franklin Street, the building was formerly the Engine House in Whitman. The building has many of the original architectural features of the building including exposed brick, large windows, and high ceilings. The building currently has a strong credit tenant with less than two years term remaining and could be suited for an investor or end-user. The large lower level has drive-in door and could be used for warehouse. Located steps to Whitman MBTA Station, Whitman Center and many nearby amenities.

## PROPERTY HIGHLIGHTS

- Investor or Owner-occupant
- Located in Whitman's MBTA Communities Overlay District
- Office or Contractor Warehouse/Office
- Amenities within walking distance
- Directly on Route 27

# MASON & MASON BUILDING



**O'SULLIVAN ARCHITECTS, INC.**  
 ARCHITECTURE • INTERIOR • LANDSCAPE  
 600 MASS STREET • SUITE 2000  
 NORWELL, MASSACHUSETTS 02061  
 Tel: (781) 691-0800 Fax: (781) 691-0110  
 www.osullivanarchitects.com

---

**MASON & MASON INSURANCE AGENCY**  
 458 South Avenue  
 Whitman, MA

---

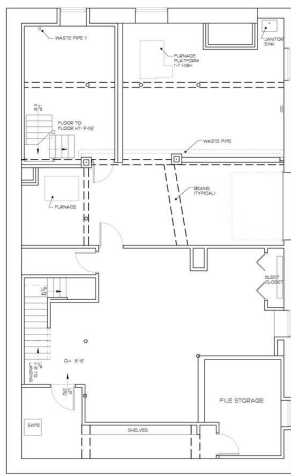
Existing Conditions  
 First & Second Floors

---

SCALE: 1/8" = 1'-0"  
 DESIGNED: [ ] DRAWN BY: [ ]  
 CHECKED: [ ]

---

JOB NO: 18032  
 SHEET NUMBER  
**X1.1**



**O'SULLIVAN ARCHITECTS, INC.**  
 ARCHITECTURE • INTERIOR • LANDSCAPE  
 600 MASS STREET • SUITE 2000  
 NORWELL, MASSACHUSETTS 02061  
 Tel: (781) 691-0800 Fax: (781) 691-0110  
 www.osullivanarchitects.com

---

**MASON & MASON INSURANCE AGENCY**  
 458 South Avenue  
 Whitman, MA

---

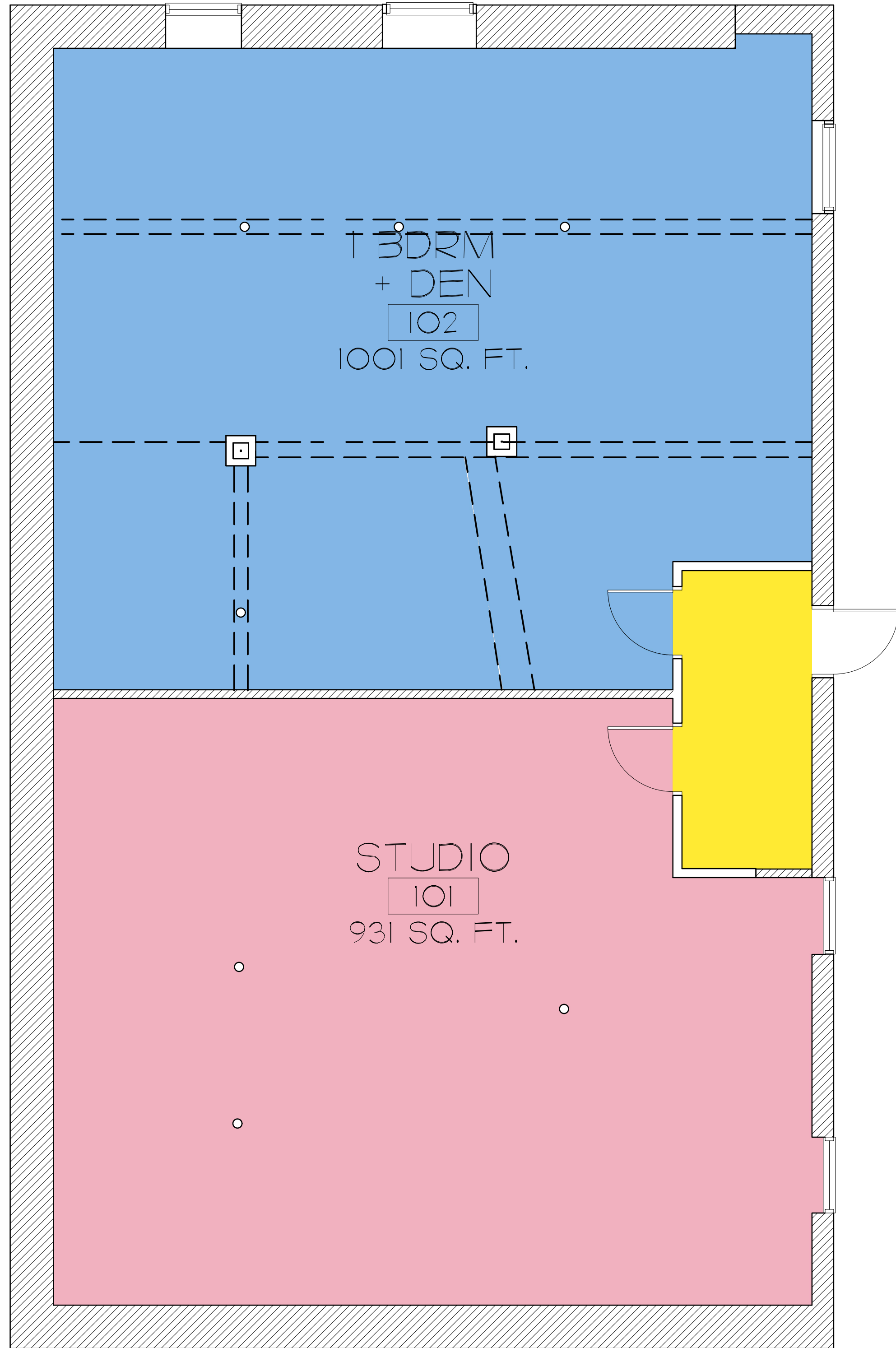
Existing Conditions  
 Basement

---

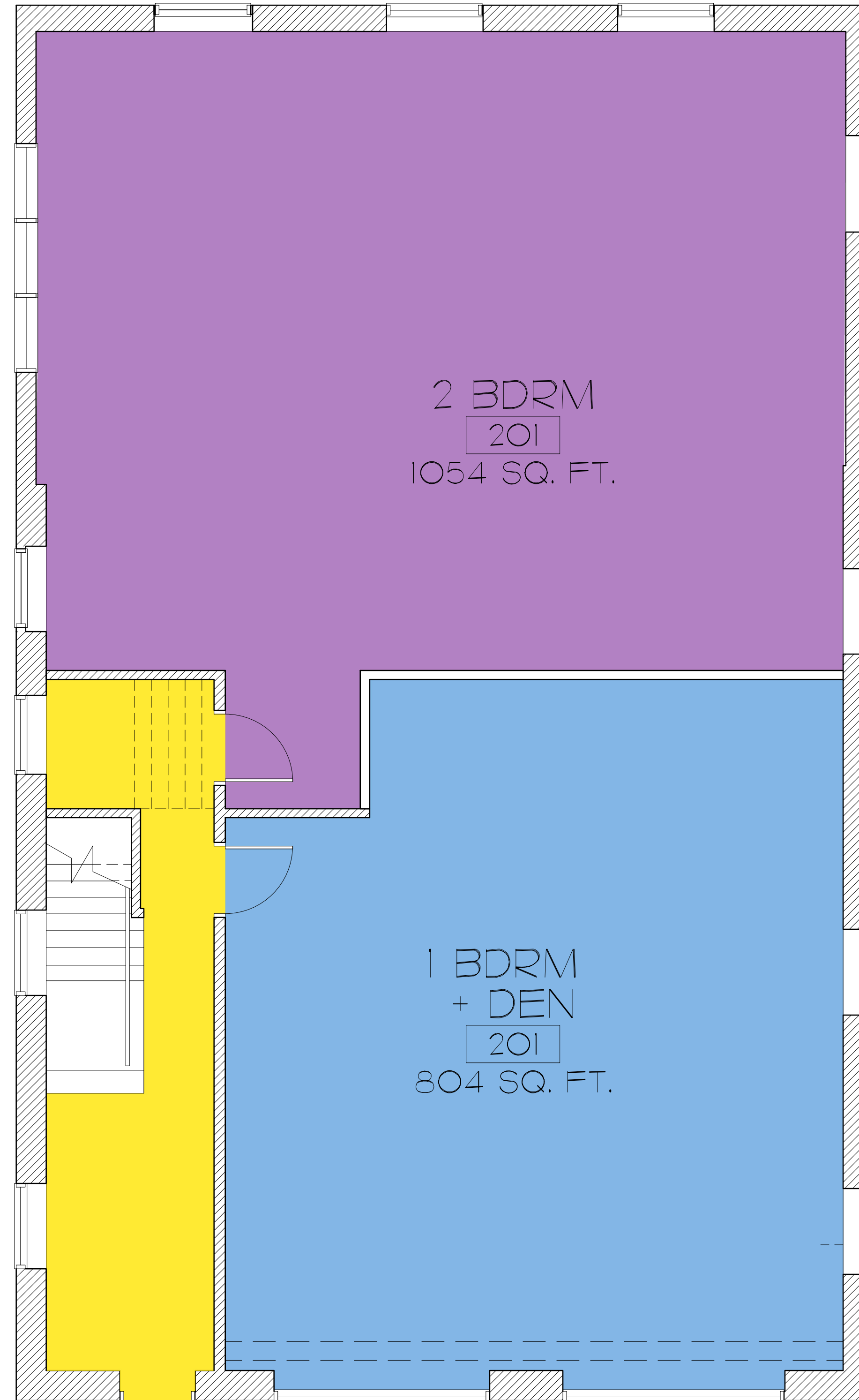
SCALE: 1/8" = 1'-0"  
 DESIGNED: [ ] DRAWN BY: [ ]  
 CHECKED: [ ]

---

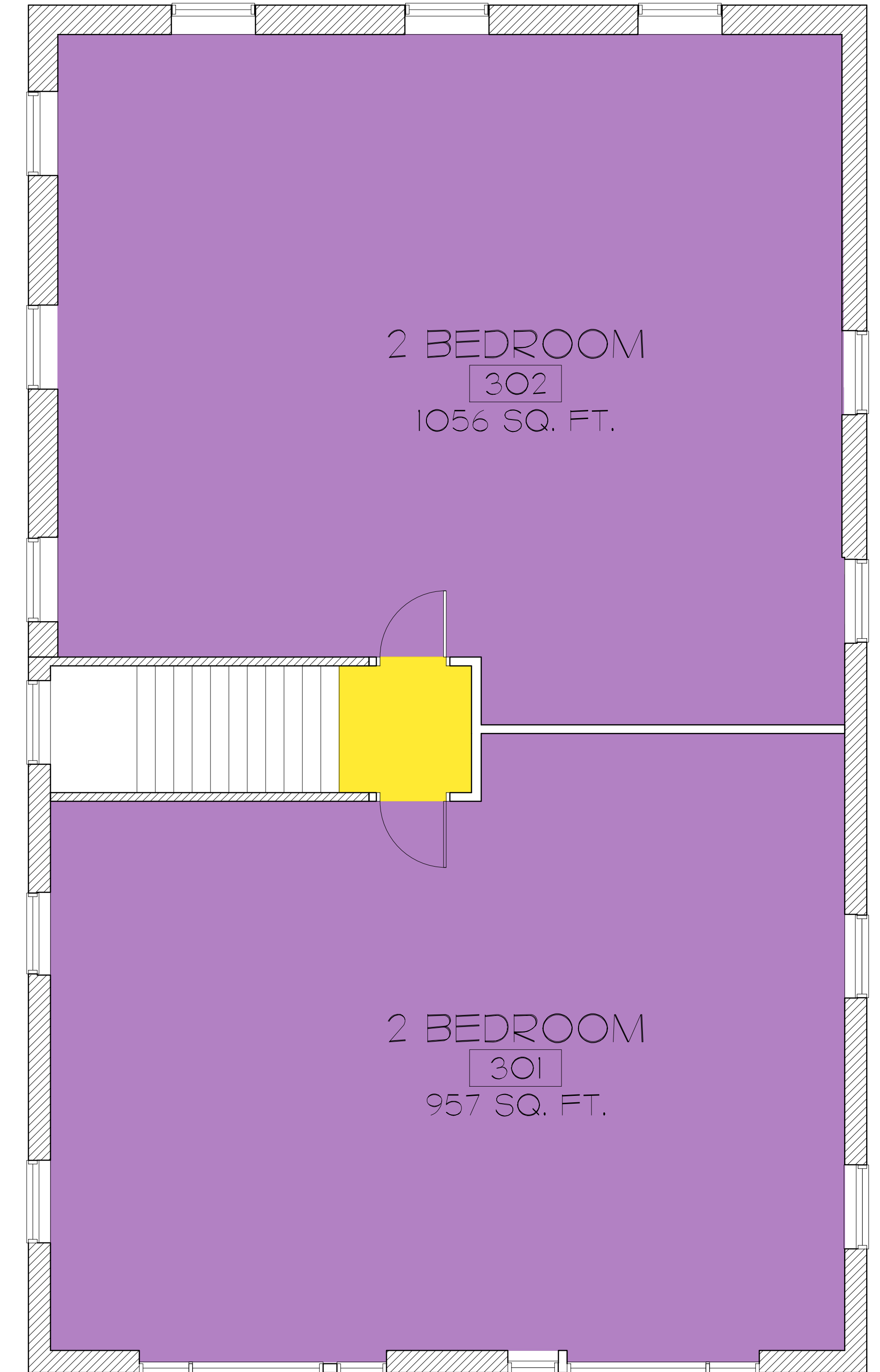
JOB NO: 18032  
 SHEET NUMBER  
**X1.0**



BASEMENT FLOOR PLAN  
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

Mason & Mason  
Insurance Agency  
458 South Ave, Whitman  
Feasibility Plans

**O'SULLIVAN ARCHITECTS, INC.**  
ARCHITECTURE • INTERIORS • PLANNING  
606 MAIN STREET, SUITE 3001 • READING, MA 01867  
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com  
© 2019 O'Sullivan Architects Inc.

ISSUED	8/9/2024
REVISED / REVISED BY	

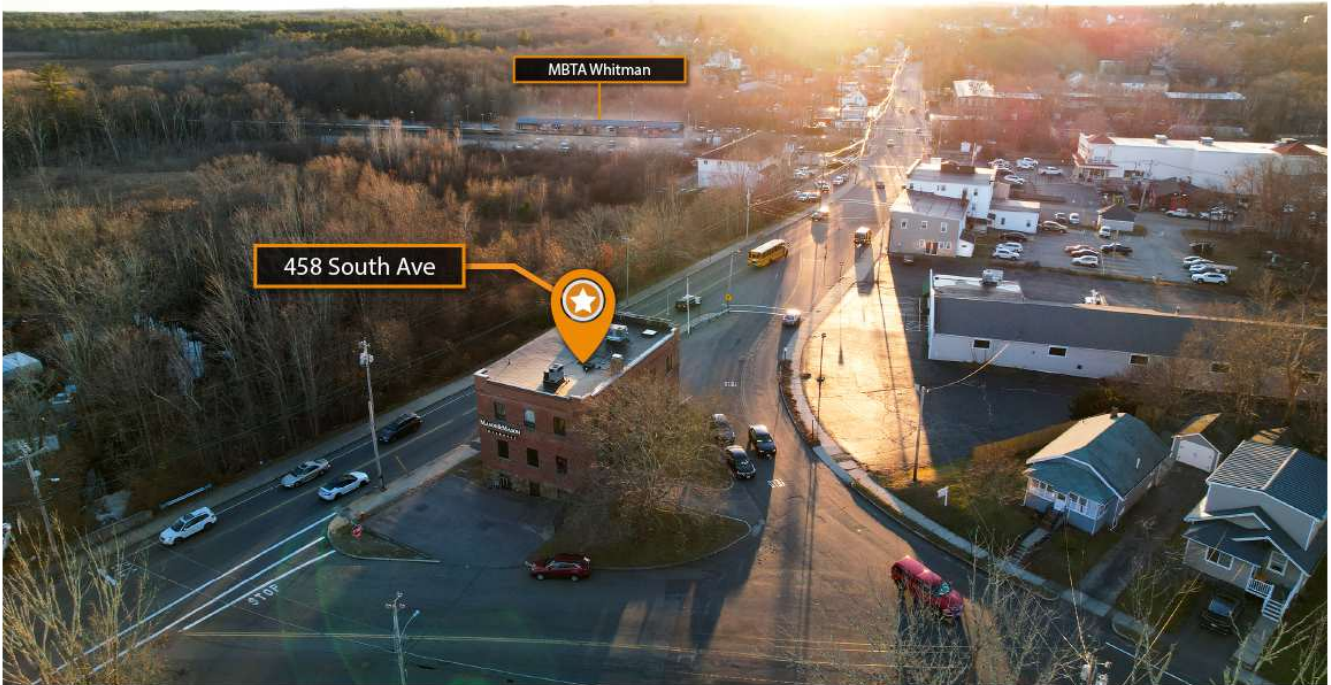
SHEET NUMBER	1
JOB NO:	18032

ADDITIONAL PHOTOS

# MASON & MASON BUILDING



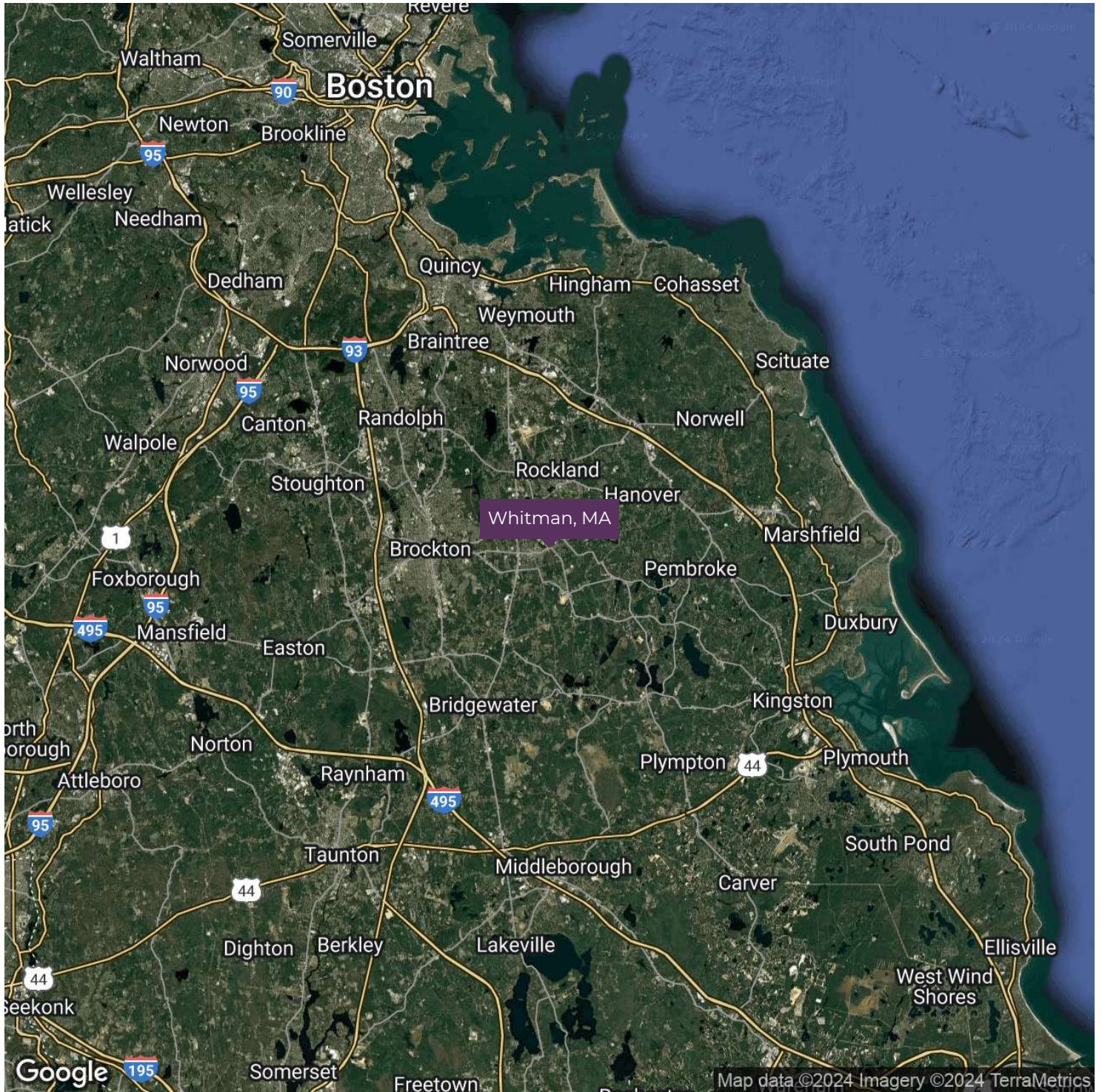
# MASON & MASON BUILDING



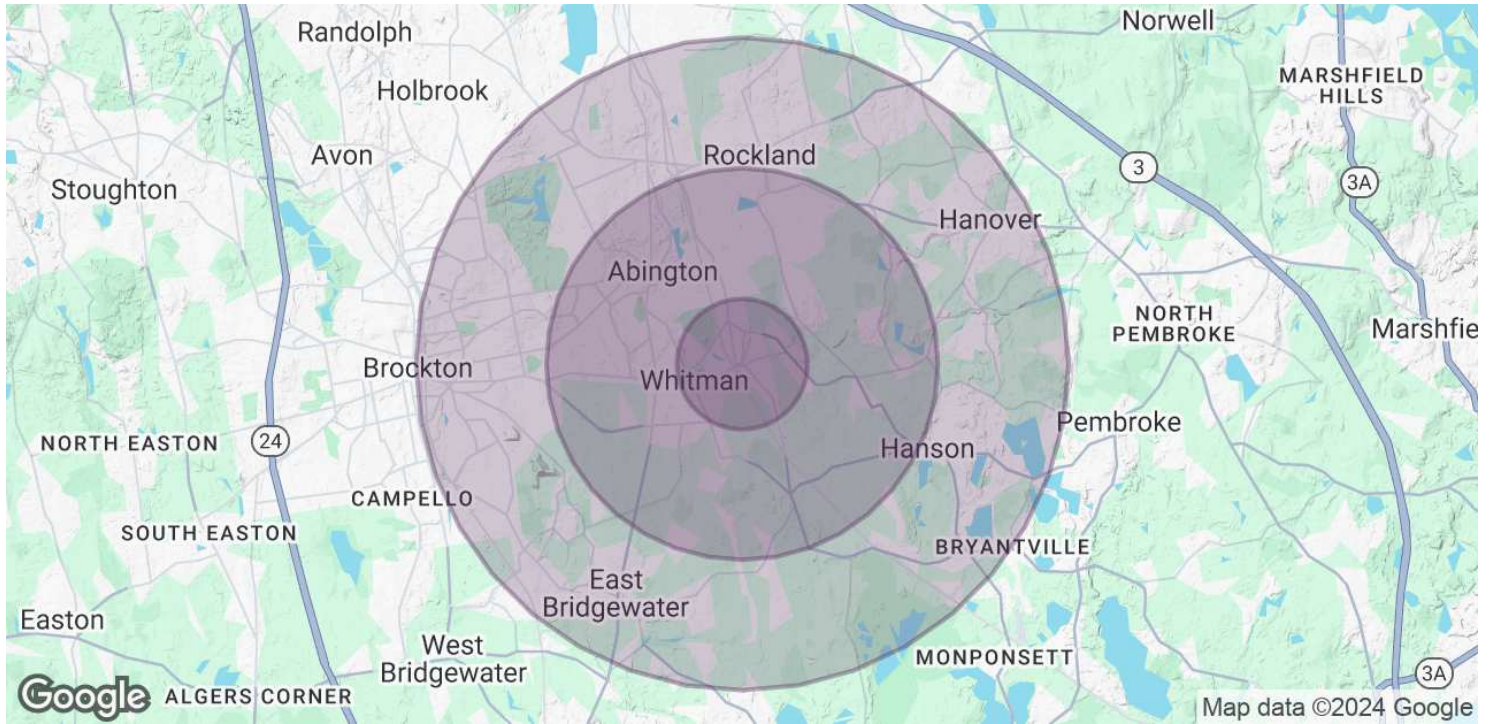
## Logistical Details

- 18 ----- 4 Minute Drive Via South Ave & Temple St
- 24 ----- 22 Minute Drive Via Court St

# MASON & MASON BUILDING



# MASON & MASON BUILDING



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,072	40,761	117,325
Average Age	41.5	40.4	39.5
Average Age (Male)	40.1	40.1	38.1
Average Age (Female)	42.8	40.4	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,709	15,123	42,928
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$105,064	\$109,226	\$104,945
Average House Value	\$359,883	\$368,992	\$358,117

2020 American Community Survey (ACS)