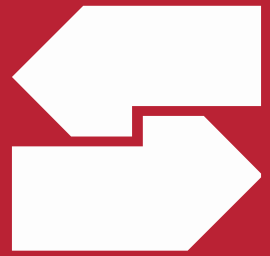


# FOR SALE

1,871 SF Medical Office Condominium  
47 Obery Street, Unit 2B, Plymouth, MA



<b>Unit Info:</b>	1,871 SF Total. Consisting of 1,556 SF of Rentable plus 315 SF of Common Area. Entire Building is 8,359 SF.
<b>Utilities:</b>	Electric, Municipal Water & Sewer, Natural Gas.
<b>Tenant:</b>	Beth Israel Deaconess Hospital – BID Plymouth. – Gastroenterology Office
<b>Real Estate Taxes &amp; Monthly Condo Fee:</b>	Annual RE Taxes: \$10,492 – Monthly Condo Fee: \$1,183 – Both Paid by Tenant.
<b>Annual Rent:</b>	\$71,097 NNN – Adjusts by CPI Annually.
<b>Location:</b>	Located less than 6/10's of a Mile from Route 3 and 3/10's of a Mile to the Hospital.
<b>For Sale @</b>	<b>\$825,000.</b>



**SOUTHEAST  
COMMERCIAL  
REAL ESTATE, INC**

**MICHAEL GIANCOLA, SIOR**  
Southeast Commercial Real Estate, Inc.  
3131 Cranberry Highway, P.O. Box 570  
East Wareham, MA 02538

| 508.759.3030  
| mgiancola@ccim.net  
| southeastcommercialre.com

No warranty or representation, express or implied, is made as to the accuracy to the information contained herein, and same is submitted subject to errors, omissions or withdrawals without notice.

