

# WELCOME



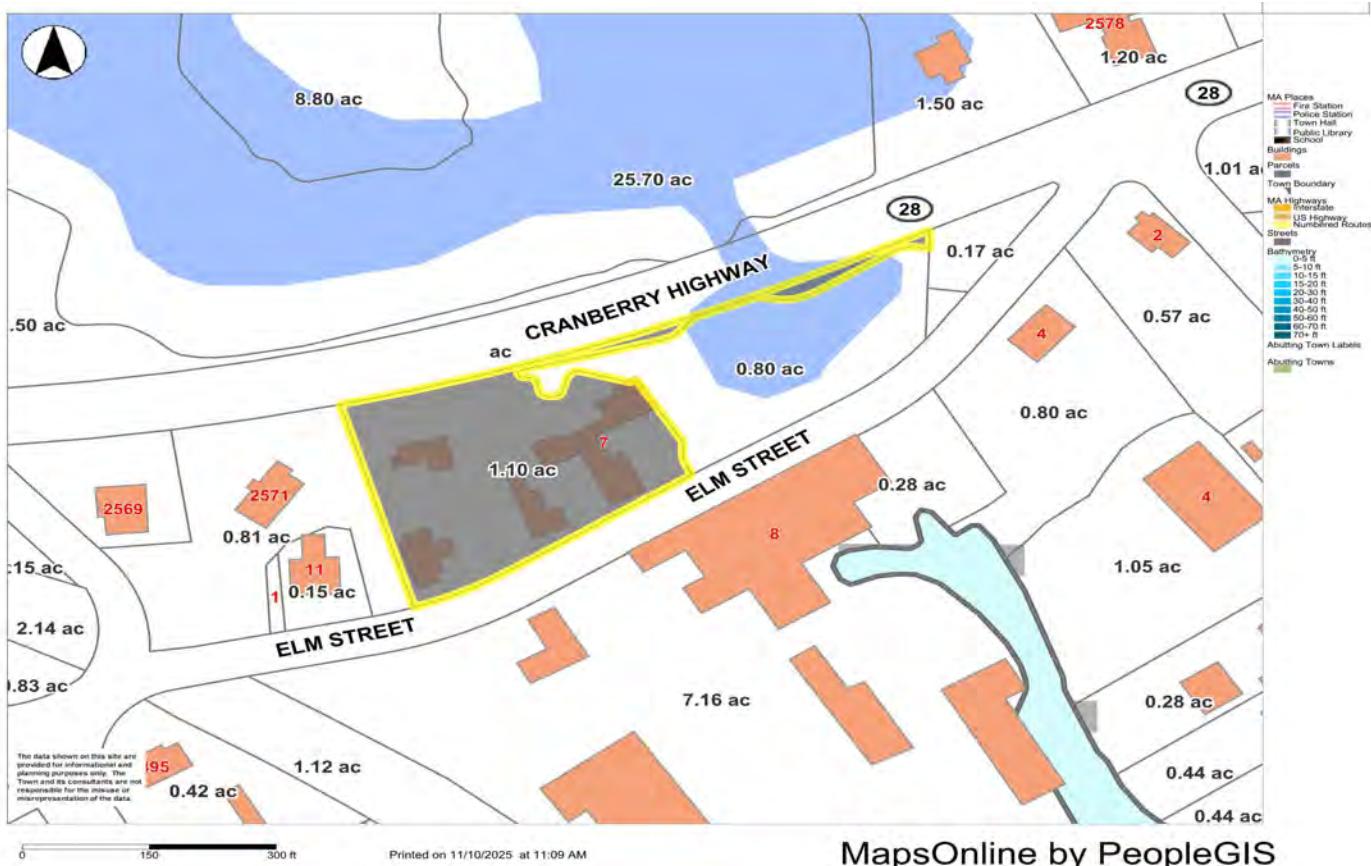
2573 Cranberry Hwy  
Wareham, MA



Brad Thelin  
LISTING AGENT

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## About This Property

Investment Portfolio Offering: 7 Elm Street, Wareham, MA

4 Buildings • 1 Parcel • Mixed-Use Flexibility • Historic Charm + Income Potential

Total Combined Square Footage: ~7,318± Sq Ft (Excluding attic/storage)

Incredible opportunity to own a rare multi-structure, mixed-use property in the heart of Wareham Village, just minutes to downtown, Wareham Crossing, the Cape, and the new commuter rail station. This unique parcel includes a historic commercial warehouse (former Old Company Store) full of charm and creative reuse potential, a high-visibility retail storefront on Route 28, a classic two-family residence, and a single-family home with water views and flexible in-law setup. Zoned for mixed use, this property supports a variety of income-producing, owner-occupant, or redevelopment strategies. Whether you're a business owner looking to expand, an investor seeking multiple revenue streams, or a visionary ready to revitalize a legacy site, the potential here is unmatched. Ample parking, walkability, and quick highway access add long-term value. Rarely does such a complete package come to market; four buildings, one investment, endless upside in a fast-growing South Coast location.





## Property Details

• Total Square Footage : ~7,318± sq ft

• Residential Units: 3

• Commercial/Retail Units: 2 Acres

Location: Close to Wareham Village,

Routes 6, 28, I-195 & I-495

• Historic Branding Potential (Old Company Store)

• Zoning: MUB

• Lot Size: 1.1 Acres

Parking: On Site

Style: Commercial

### Why This Property Stands Out:

Multi-use zoning flexibility / Mixed-income strategy: live, lease, or redevelop / Distinct buildings allow for phased updates or resale / Historic and high-traffic commercial presence / Strong long-term rental and appreciation potential in a growing South Coast town



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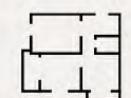
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# 2573 CRANBERRY HWY, WAREHAM, MA: WAREHAM CENTER 02571



## PROPERTY FEATURES:



1180 SQ FT

## ABOUT:

Prime location on Cranberry Highway (Route 28)! This 1,181 sq ft commercial space offers open retail or workshop areas, two private rooms, two baths, and a reception area—ideal for retail, office, studio, or service use. Bonus attic space (~589 sq ft) adds extra storage or expansion potential. Excellent visibility, parking, and high-traffic exposure make this a great investment or owner-user opportunity.

## CONTACT DETAILS:

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# **5 ELM ST, WAREHAM, MA: WAREHAM CENTER 02571**



## ***PROPERTY FEATURES:***

**ti]**  
3103 Sq Ft

## ***ABOUT:***

A piece of Wareham's history, this former Old Company Store is ready for its next chapter. With 3,103 sq. ft., it offers endless potential for retail, studio, or event space. Features include open rooms, original charm, and an attached garage for storage or workspace. A rare chance to own a high-visibility property in the growing South Coast.

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# 7 ELM ST, WAREHAM, MA: WAREHAM CENTER 02571



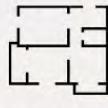
## PROPERTY FEATURES:



2 Bedroom



2 Bathroom



400 Sq Ft

## ABOUT:

This well-maintained two-family home offers about 1,500 sq. ft. of living space with two private units—one up, one down. Each unit features a bedroom, kitchen, living room, full bath, and private entry, with bonus flex space for added versatility. Ideal for investors or multi-generational living—live in one and rent the other, or lease both for great income potential.

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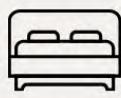
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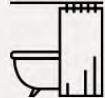
# **9 ELM ST, WAREHAM, MA: WAREHAM CENTER 02571**



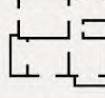
## **PROPERTY FEATURES:**



2 Bathroom



1 Bathroom



1534 SQ FT

## **ABOUT:**

This unique multi-level home offers 1,534 sq. ft. of flexible living space filled with charm and character. The main level includes multiple living areas, two kitchens, bedrooms, and baths—perfect for guests or extended family. Upstairs features a spacious bedroom and open loft. Enjoy a screened porch and large wraparound deck for relaxing outdoor living.

## **CONTACT DETAILS:**

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