

FOR SALE

OFFICE BUILDING



131 WEST STREET

131 WEST STREET, WEST BRIDGEWATER, MA 02379

For More Information

DAVE ELLIS

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OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	5,500 SF
Available SF:	
Lot Size:	1.19 Acres
Price / SF:	\$200.00
Year Built:	2003
Renovated:	2017
Zoning:	GRF

PROPERTY OVERVIEW

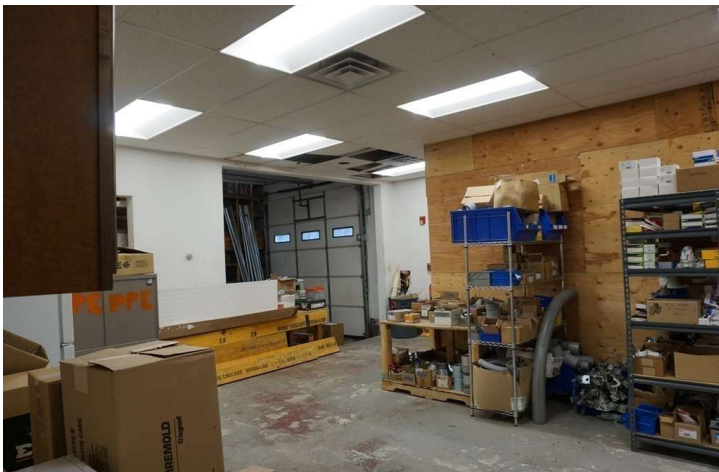
Impeccably maintained and appointed property features 3,500 SF of office, 2,000 SF warehouse and contractor yard space. The building sits on over an acre of land and was refinished in 2017 boasting high-end finishes and furnishings throughout. The first floor office space has 3 private offices with a kitchenette and bathrooms. The second floor office space has an additional 3 private offices, open bullpen area and 2 executive offices. The warehouse space consists of a tool crib, mezzanine storage and 2 drive in doors (14' and 12' overhead doors).

PROPERTY HIGHLIGHTS

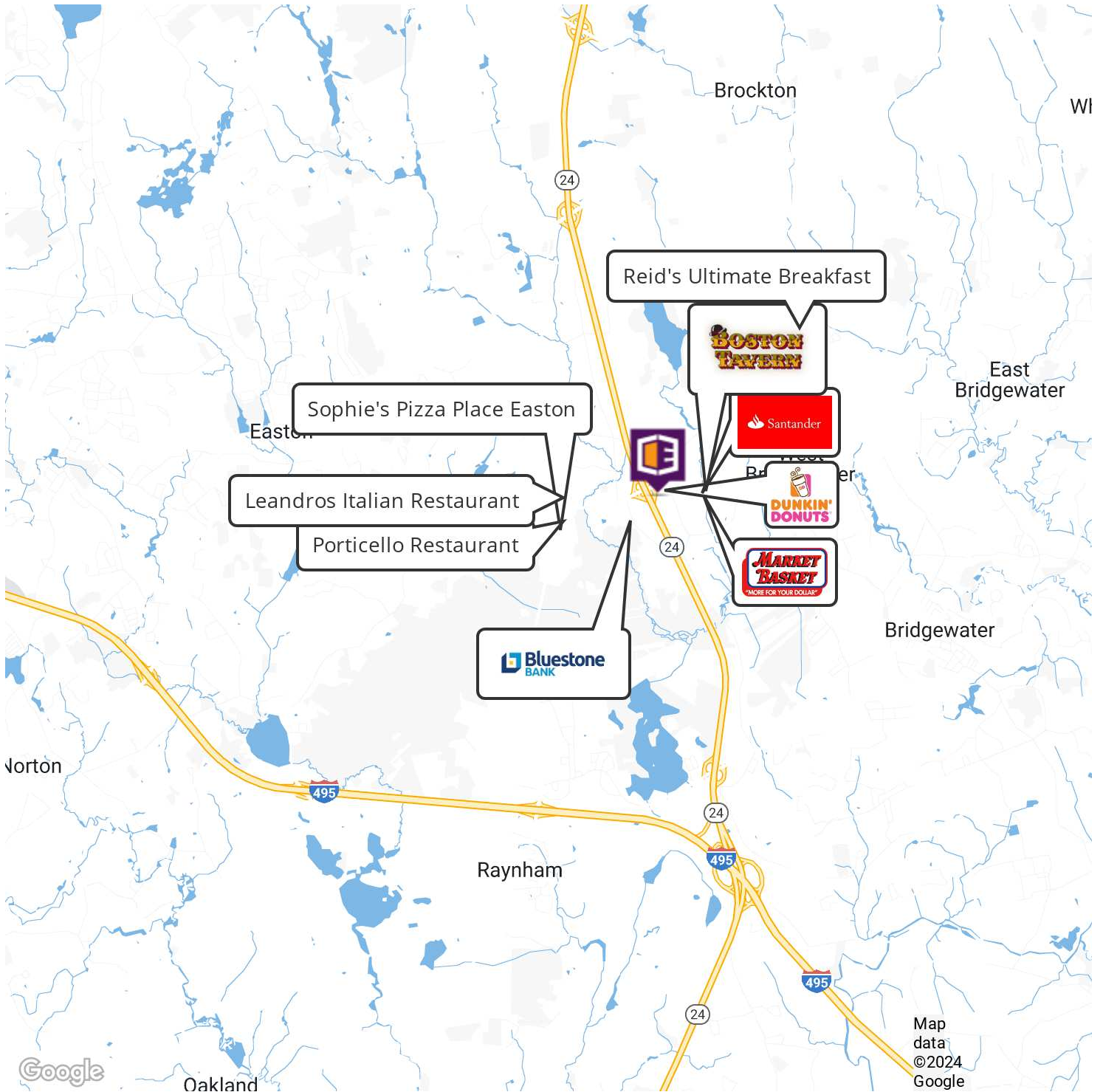
- Recently Renovated in 2013
- 30+ Parking Spaces
- 6 Private and 2 Executive Offices
- Large Parking/Outside Storage Area

ADDITIONAL PHOTOS

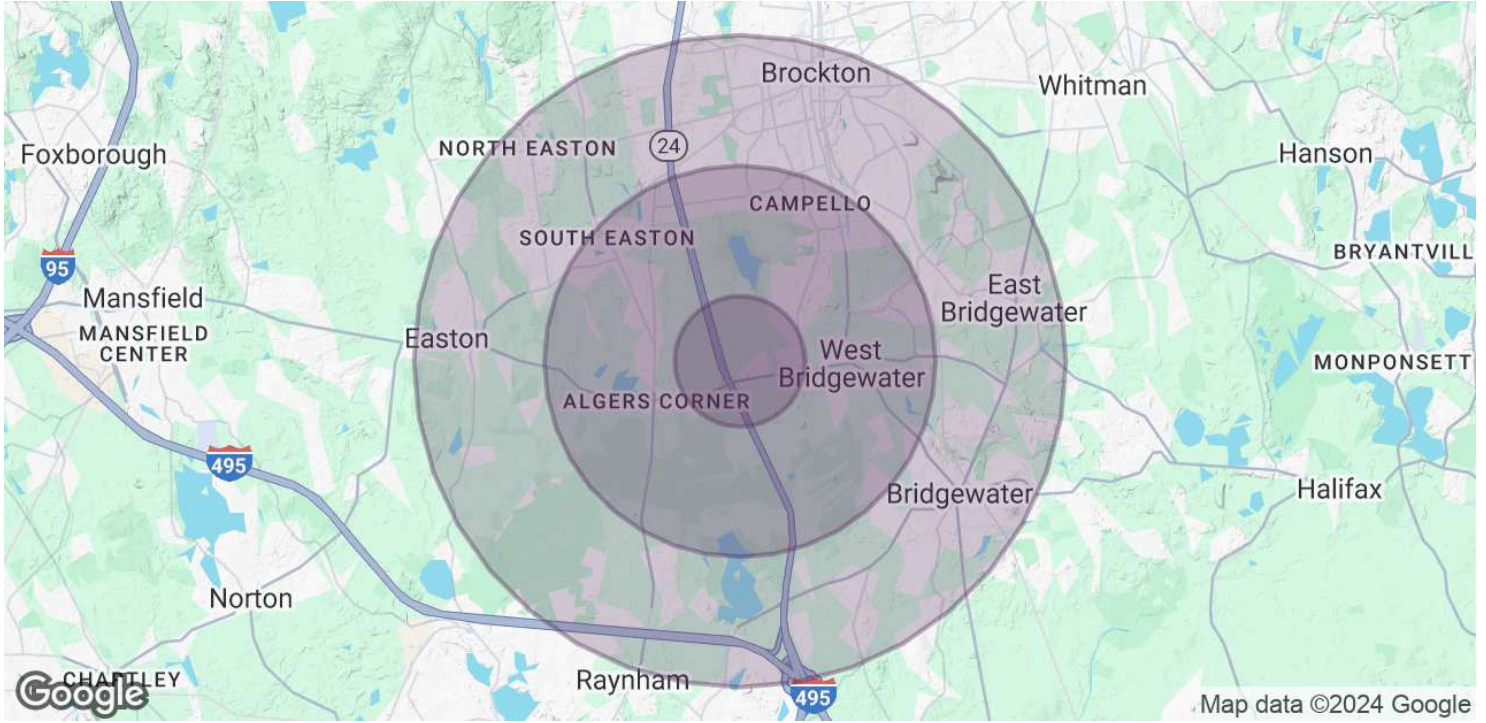
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,256	18,860	110,744
Average Age	37.3	42.2	36.9
Average Age (Male)	33.3	39.8	36.0
Average Age (Female)	40.0	44.1	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	444	7,425	38,548
# of Persons per HH	2.8	2.5	2.9
Average HH Income	\$111,654	\$104,541	\$95,113
Average House Value	\$395,231	\$356,915	\$328,005

2020 American Community Survey (ACS)



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