

**FOR
SALE**

ASKING PRICE:

\$3,000,000

Call for more info



508-970-5612



WWW.PAIVAREALESTATE.COM



**460 Globe St.
Fall River, MA 02724**



ABOUT THE PROPERTY

Great business owner or redevelopment opportunity. Industrial zoned (CMD) mill building located close by to highway access and within 2 miles to the Fall River MBTA station. Property offers just over 98,000 sq ft of space with a great footprint (76'x275'). The building has 3 stories over a full basement with close to 24,500 sq ft per floor. Currently an income producing property so collect rent during a possible redevelopment process.

PROPERTY FEATURES

- ✓ Frontage on 2 Streets
- ✓ Plenty of Parking
- ✓ Full Basement
- ✓ Great footprint
- ✓ Highway nearby
- ✓ 2 miles from Fall River MBTA station

460 GLOBE ST. FALL RIVER, MA

FOR SALE

LOCATION: PROPERTY IS LOCATED WITHIN A BUSINESS/ RESIDENTIAL SURROUNDING AREA, ZONED COMMERCIAL MILL DISTRICT, AND LOCATED OFF OF RT. 138 WHICH LEADS TO 195E, 195W, RT 79 (1 MILE) AND TIVERTON, RI (1.5 MILES). RT 138 HAS AN AVERAGE TRAFFIC COUNT OF 13,000+ PER DAY.

BUILDING SIZE: OVERALL FOOTPRINT 76' X 275' (24,350 SQ FT. AREA)

TOTAL SPACE: 98,190 SQ FT. (INCLUDES BASEMENT)

YEAR BUILT: APPROX. 1900

CURRENT USE: MIXED USE RETAIL, MFG, WAREHOUSE

ZONING: COMMERCIAL MILL DISTRICT

CONSTRUCTION: MASONARY WITH POST AND BEAM, WOOD FLOORING

CEILING HEIGHT (CLEAR HEIGHT): BASEMENT 7'-7", 1ST FLOOR 10'-7", 2ND FLOOR 10'-9", 3RD FLOOR EXTERIOR WALLS 11'-10" TO CENTER 13'-10"

CEILING HEIGHT (TO ABOVE FLOORING) BASEMENT 8'-11", 1ST FLOOR 11'-11", 2ND FLOOR 12', 3RD FLOOR EXTERIOR WALLS 13' TO CENTER 14'-10"

UTILITIES: CITY WATER/SEWER, ELECTRIC 120-240V 3 PHASE, NATURAL GAS

ELEVATOR: FREIGHT ELEVATOR HAS BEEN DECOMMISSIONED

LAND AREA: 75,359 SQ FT. (1.73 ACRES)

PARKING: APPROX. 100+ SPACES (REAR LOT, FRONT LOT, AND SIDE LOT)

ALLOWED USES: MULTI FAMILY WITH SPECIAL PERMIT, CHURCH OR RELIGIOUS, MUNICIPAL USES AND MUNICIPAL FACILITIES, RETAIL OPERATION, SERVICE BUSINESS,

PAIVA REAL ESTATE SERVICES, LLC
18 POCASSET ST. FALL RIVER, MA 02721
(508)970-5612
CPAIVA@USA.COM

*ALL INFO DEEMED RELIABLE BUT NOT GUARANTEED

RESTAURANT, HOTEL OR MOTEL, BANK OR OTHER MONETARY INSTITUTIONS, THEATER, PARKING LOTS/GARAGES, RADIO OR TELEVISION, BUSINESS OR PROFESSIONAL OFFICE, TELEPHONE CALL CENTERS, DISTRIBUTION CENTER, SELF STORAGE, RESEARCH AND DEVELOPMENT, PROCESSING, FABRICATION, MANUFACTURING, ASSEMBLY, PACKAGING, WAREHOUSING, WHOLESALING, BIOTECH, TRUCKING, INFO PROCESSING, DATA COLLECTION, VISUAL AND PERFORMING ART SPACE.

CURRENT OCCUPANCY

BASEMENT- OWNER STORAGE

1ST FLOOR- GLOBE FURNITURE

2ND FLOOR FRONT- RACK EM UP BILLIARDS

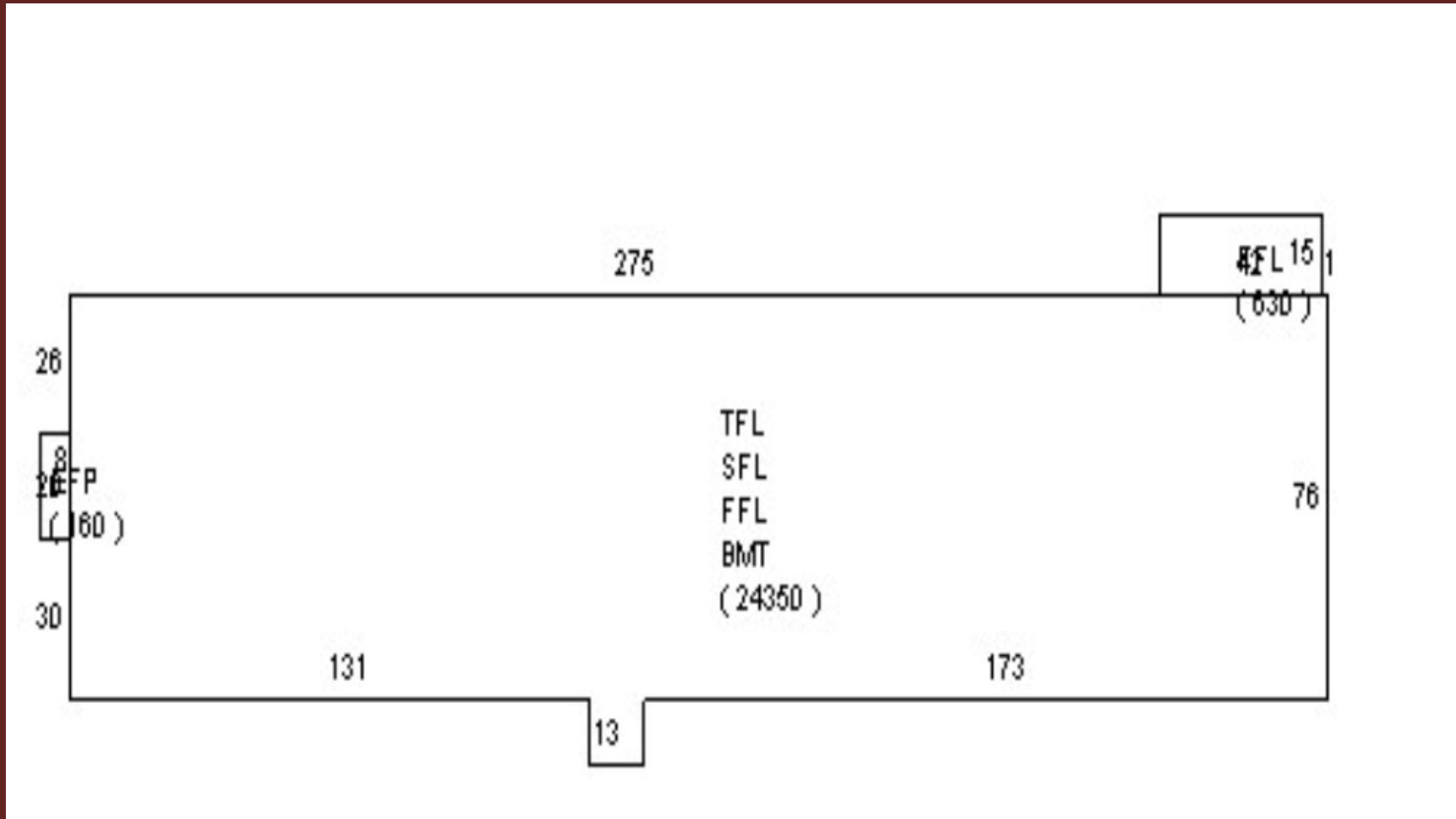
2ND FLOOR REAR- GLOBE FLEA MARKET

3RD FLOOR- VACANT

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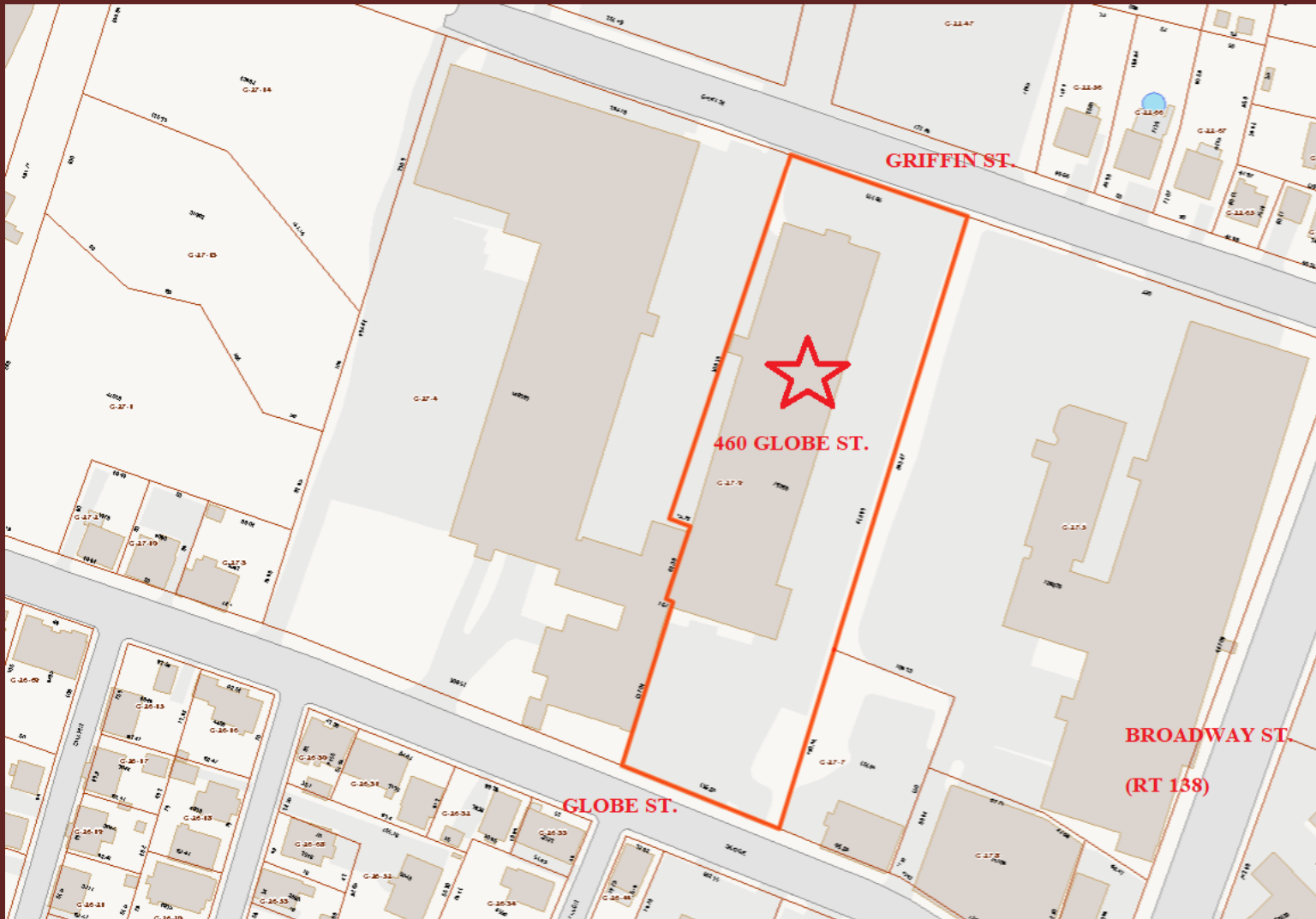
BUILDING LAYOUT



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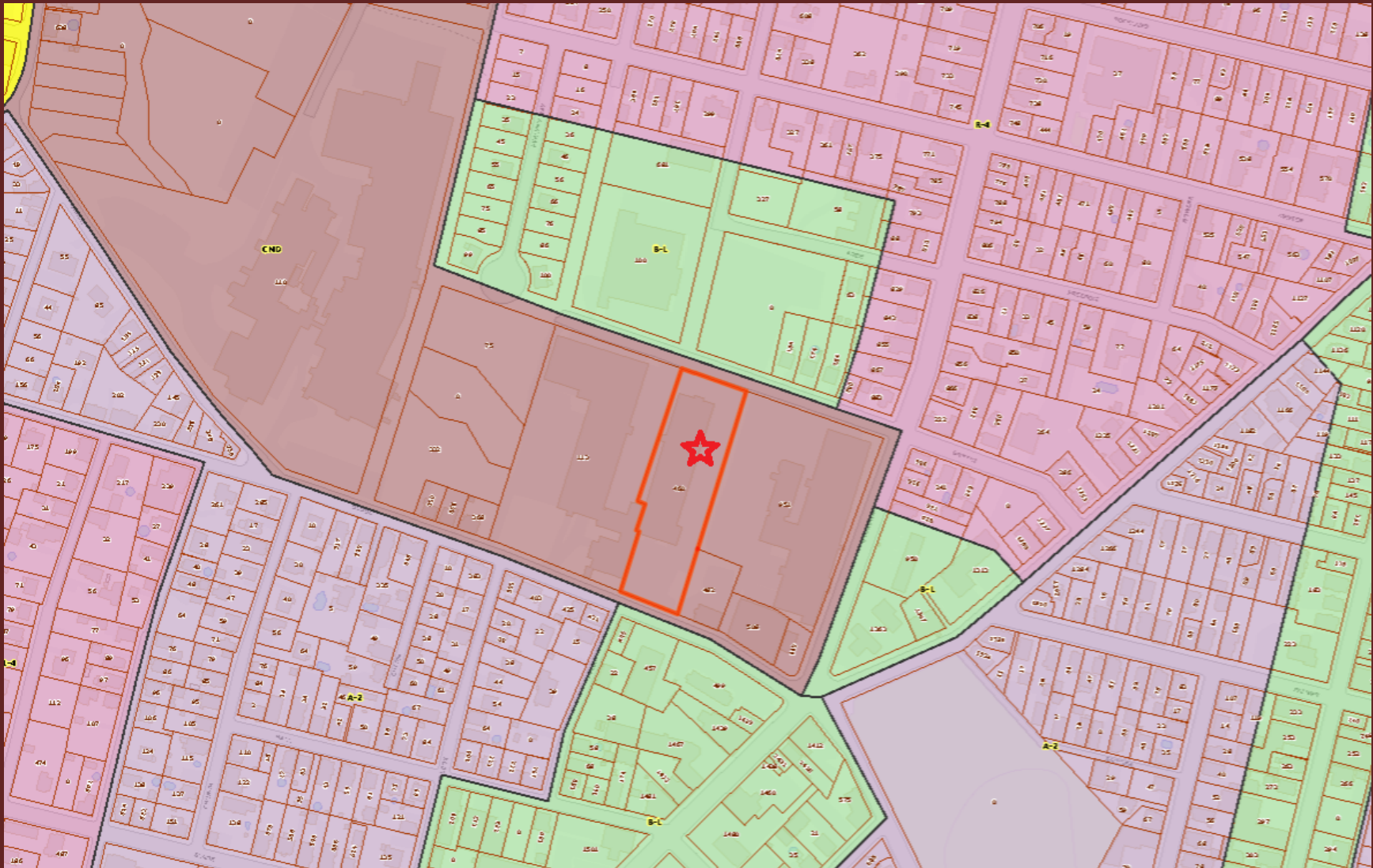
PLOT PLAN



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ZONING MAP



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SURROUNDING BUSINESS



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CITY ASSESSMENT

Location & Ownership Information	
Address: 460 Globe St Fall River, MA 02724-2641	
Map Ref: M: 0G-27 B: 0000 L: 0009	Zoning: IND
Owner 1: Cape Cod Dress Co Inc	Owner 2:
Owner Address: 460 Globe St Fall River, MA 02724	

Property Information	
Use: Warehouse - Industrial	Style:
Levels: 3	Lot Size: 1.73 Acres (75,359 SqFt)
Total Rooms: 0	Bedrooms: 0
Full Baths: 0	Half Baths: 7
Year Built: 1900	Basement Type:
Total Area: 98,190 SqFt	Total Living Area: 9,999 SqFt
First Floor Area: 0 SqFt	Addl.Floor Area: 0 SqFt
Attic Area: 0 SqFt	Finished Basement: 0 SqFt
Unfinished Basement: 24,350 SqFt	Total Basement: 24,350 SqFt
Attached Garage: 0	Other Garage: 0
Heat Type: Steam	Fuel Type: Natural Gas
Roof Type: Gable	Exterior: Brick
Air Conditioned: No	Fireplaces: 0
Foundation:	Condition: Fair

Assessment Information	
Last Sale Date:	Last Sale Price: \$0
Last Sale Book: 0	Last Sale Page: 0
Land Value: \$201,800	Building Value: \$1,244,300
Misc. Improv.: \$0	Total Value: \$1,446,100
Fiscal Year: 2023	Estimated Tax: \$37,252
Map Ref: M: 0G-27 B: 0000 L: 0009	Tax Rate (Res): 12.27
Tax Rate (Comm): 25.76	Tax Rate (Ind): 25.76

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FOR SHOWINGS AND ADDITIONAL INFO PLEASE CONTACT:

**CHRISTOPHER J. PAIVA
OWNER/BROKER
PAIVA REAL ESTATE SERVICES, LLC
(508)970-5612
CPAIVA@USA.COM
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