

FOR SALE
\$875,000

NORWELL, MA
159 Washington St. / Rt. 53
0.9 ACRE(S)
SQUARE FEET +/- 2,546 sq ft



HIGHLIGHTS

Tenant vacating in January of 2025.
Size: 2,546sf 1st & 2nd floor.
Unfinished basement: 950sf

Annual rent/revenue of \$40,800
2024 Taxes: \$10,051
Tenant pays all utilities

Approx 20 miles south of Boston
Private Parking lot; 16 spaces

A professional Office / Retail property now available for sale on the busy Route 53 in Norwell. *Space can be delivered vacant, call for details. This charming, historic building in recent years has seen many improvements including a new roof, landscaping, new boiler, new 14 KW generator, full exterior paint and more. Ample private parking lot for co-workers and/or customers. Plenty of storage and individual offices upstairs. Last sale date, Sept of 2020; 2024 Assessed value of \$746,700. The buyer acknowledges and accepts that buyer is purchasing the property in its current condition 'as is' and without any representations, guarantees, or warranties from Seller either expressed or implied, as to suitability or condition.



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CONTACT

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