

FOR SALE

RETAIL PROPERTY



25 WASHINGTON STREET NORWELL

25 WASHINGTON STREET, NORWELL, MA 02061

For More Information

DAVE ELLIS, SIOR

781.919.0800 X701

dave@ellisrealtyadvisors.com



25 WASHINGTON STREET NORWELL



OFFERING SUMMARY

Sale Price:	\$1,395,000
Building Size:	4,496 SF
Available SF:	4,496 SF
Lot Size:	0.98 Acres
Price / SF:	\$310.28
Year Built:	1798
Renovated:	2022
Zoning:	Commercial C
Submarket:	Route 3 South

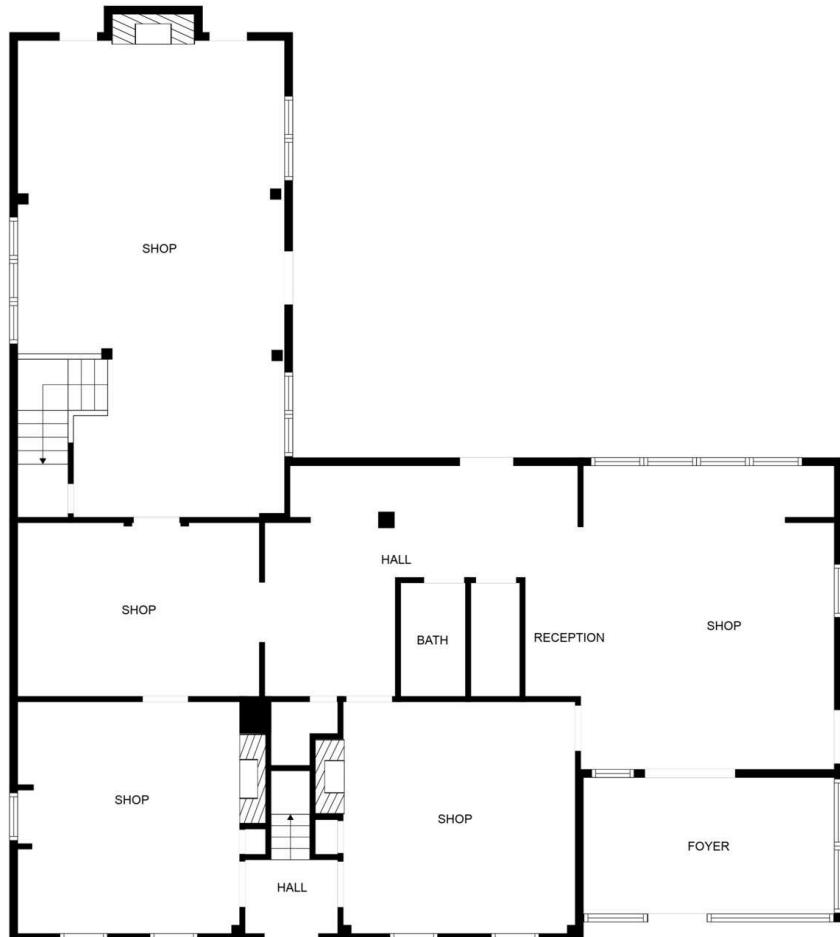
PROPERTY OVERVIEW

Uncover a unique opportunity at 25 Washington Street, Norwell. The property consists of a 3,856 SF main building plus additional 640 SF barn building, dating back to 1798 and recently renovated, is tailored for use as a high-end kitchen and design showroom. The property also includes a detached barn for flexible storage options. With its Commercial C zoning, this space offers the potential to become an elegant retail or showroom destination. Embrace the historical significance of this property and its potential for modern commercial use right at Queen Anne's Corner on the Norwell/Hingham line.

PROPERTY HIGHLIGHTS

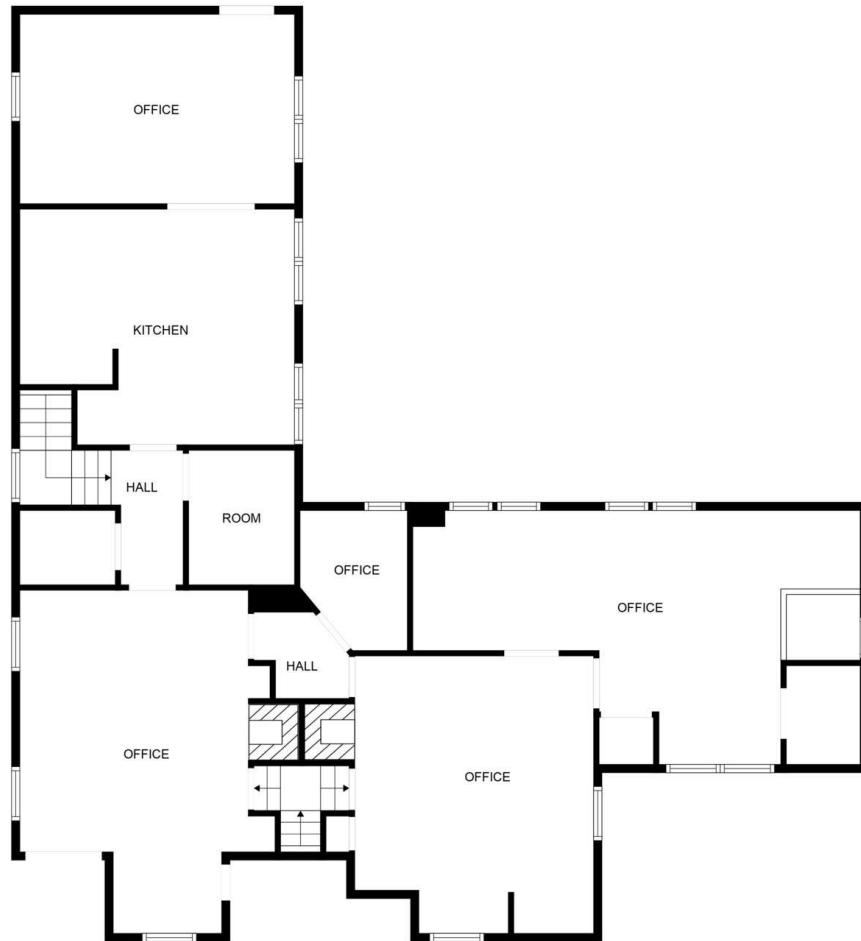
- 3,856 SF building plus 640 SF Barn Building
- Built in 1798, renovated in 2022
- Zoned Commercial C
- Prime Norwell location at Queen Anne's Corner

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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ADDITIONAL PHOTOS

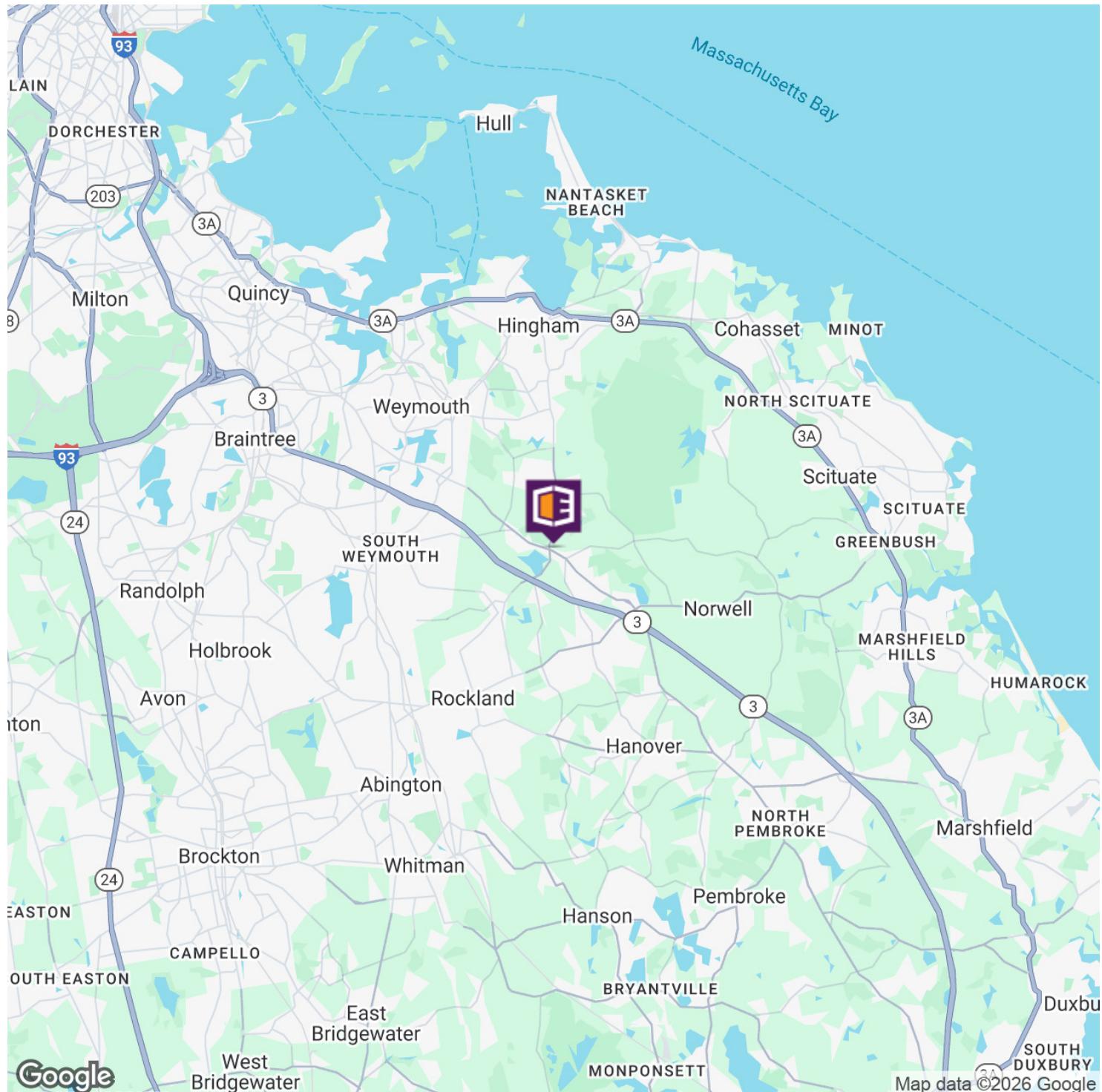
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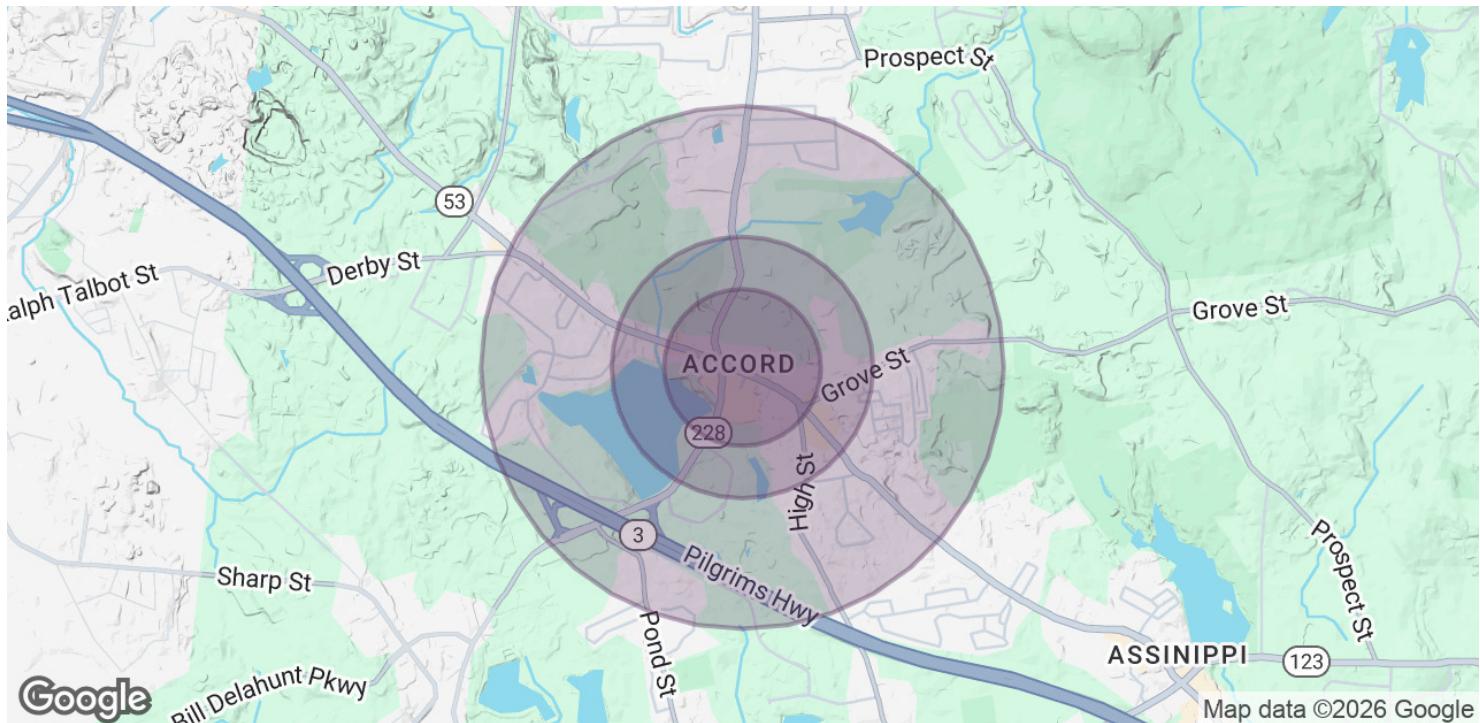
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	164	505	2,819
Average Age	42	42	42
Average Age (Male)	39	40	40
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	163	946
# of Persons per HH	3.2	3.1	3
Average HH Income	\$188,223	\$193,631	\$193,176
Average House Value	\$707,355	\$754,974	\$754,258

Demographics data derived from AlphaMap

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**DAVE ELLIS, SIOR**

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

Ellis Realty Advisors

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