

OFFERING MEMORANDUM

11 Sharon Ave, Norfolk, MA 02056

PROPERTY SNAPSHOT

- Address: 11 Sharon Ave, Norfolk, MA 02056
- MLS #: 73470296
- Offering Price: \$875,000
- Building Size: Approx. 3,630 SF
- Lot Size: Approx. 0.69 acres (±30,137 SF)
- Year Built: 1977
- Zoning: C-1B Commercial (buyer to verify permitted uses)
- Current Use: Single-family residence

EXECUTIVE SUMMARY

11 Sharon Ave presents a rare opportunity to acquire property along Sharon Avenue, a corridor recently rezoned for commercial use in Norfolk, MA. This rezoning represents a meaningful value-creation event, repositioning the street from legacy residential to future commercial and mixed-use potential.

INVESTMENT & DEVELOPMENT HIGHLIGHTS

Strategic Rezoning Advantage

The recent C-1B rezoning positions the property for a range of commercial and mixed-use concepts, subject to municipal approvals. This zoning shift enhances long-term value and redevelopment potential.

Land Value & Expansion Potential

With approximately 0.69 acres of land, the site provides ample room for future expansion, site reconfiguration, or redevelopment, while the existing structure allows interim use.

Accessible Entry Point

The property's scale and pricing make it an attainable entry point for small business owners and first-time commercial investors seeking flexibility without the capital requirements of larger assets.

LOCATION & CORRIDOR OVERVIEW

Sharon Avenue is emerging as Norfolk's next small-scale commercial corridor, supported by:

- Proximity to route 1A, Patriot place, town center and surrounding residential density
- Limited commercial inventory within Norfolk

- Favorable buyer interest in suburban commercial assets
- Municipal support demonstrated through recent rezoning initiatives

LOCATION HIGHLIGHT – DIRECTLY ACROSS FROM NORFOLK POLICE DEPARTMENT

11 Sharon Ave is uniquely positioned directly across from the Norfolk Police Station, a feature that provides both functional and psychological advantages for future commercial users.

Why This Is a Commercial Upside

Enhanced Safety & Security Perception

- Continuous police presence significantly improves daytime and nighttime safety perception
- Particularly attractive to:
 - Medical and healthcare providers
 - Professional offices handling sensitive client information
 - Personal service businesses with evening hours

Businesses prioritize locations where employees and clients feel safe — this location inherently checks that box.

INVESTMENT & OWNER-USER APPEAL

Why Buyers Will Pursue 11 Sharon Ave

- Entry point into a newly commercial corridor
- Scarcity of comparable commercial listings
- Flexible use profile
- Lower capital barrier than large-scale developments

Upside Narrative

As Sharon Ave commercial activity matures, pricing is expected to transition from speculative rezoning value to stabilized commercial land valuation.

CONFIDENTIALITY & DISCLAIMER

Information contained herein is deemed reliable but not guaranteed. Buyer to perform independent due diligence regarding zoning, permitting, and allowable uses.