

## 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 ( $\pm 30,137$  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.