

FOR SALE

LAND



WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY

347 EAST ST, WEST BRIDGEWATER, MA 02379

For More Information

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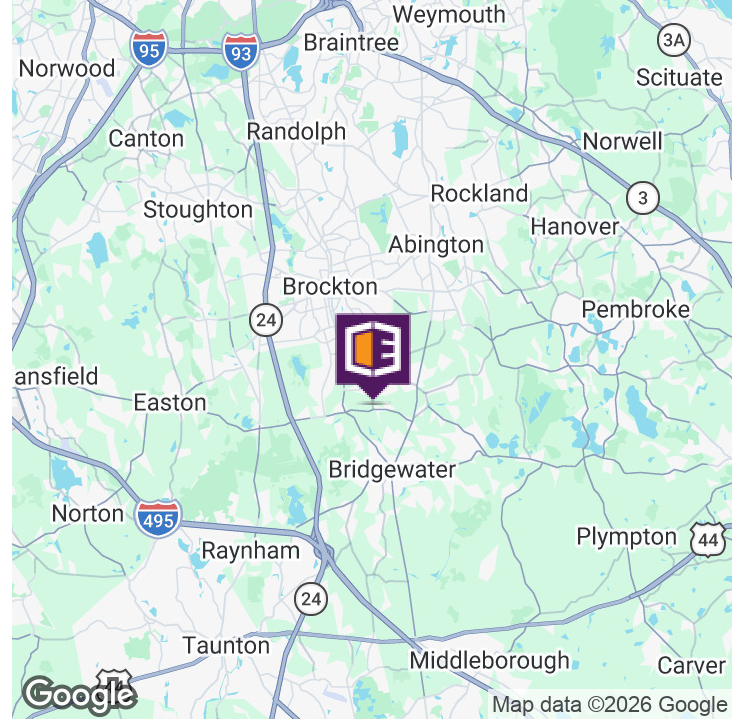
OLIVER OLSSON

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OFFERING SUMMARY

Sale Price:	Call Listing Broker
Lot Size:	2.41 Acres
Number of Units:	1
Year Built:	2023
Zoning:	Business

PROPERTY OVERVIEW

347 East Street in West Bridgewater offers a unique opportunity for a local business to own its real estate, featuring a one-acre fenced-in, usable lot with a barn. Previously operated as a tree removal business, the property provides excellent flexibility for various commercial uses including retail/service businesses. Situated in a convenient high-traffic location, this property offers great accessibility and potential for businesses looking to establish or expand their operations.

PROPERTY HIGHLIGHTS

- Full acre of useable land ideal for contractors, trades, or storage
- Fully fenced lot with remote entry gate—ideal for secure equipment, material, or storage access
- Lease to Own Option
- Zoning allows retail/service business with drive up or window service
- Located on the intersection of East Street and Route 106 providing a high-visibility signage opportunity
- 2-story barn complete with power and restroom
- Convenient access to major roadways, less than 10 miles from Routes 24 and 495



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ADDITIONAL PHOTOS

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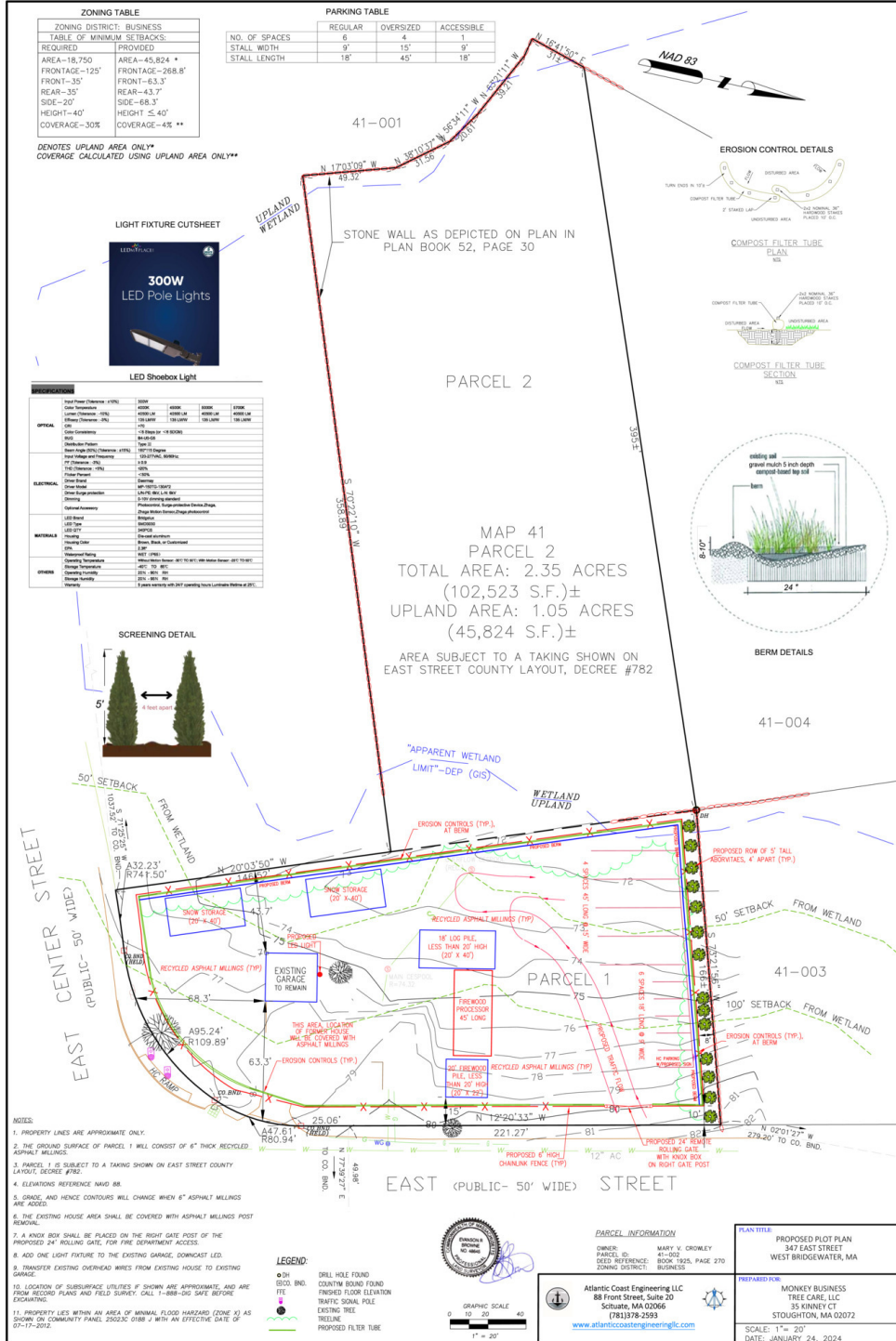
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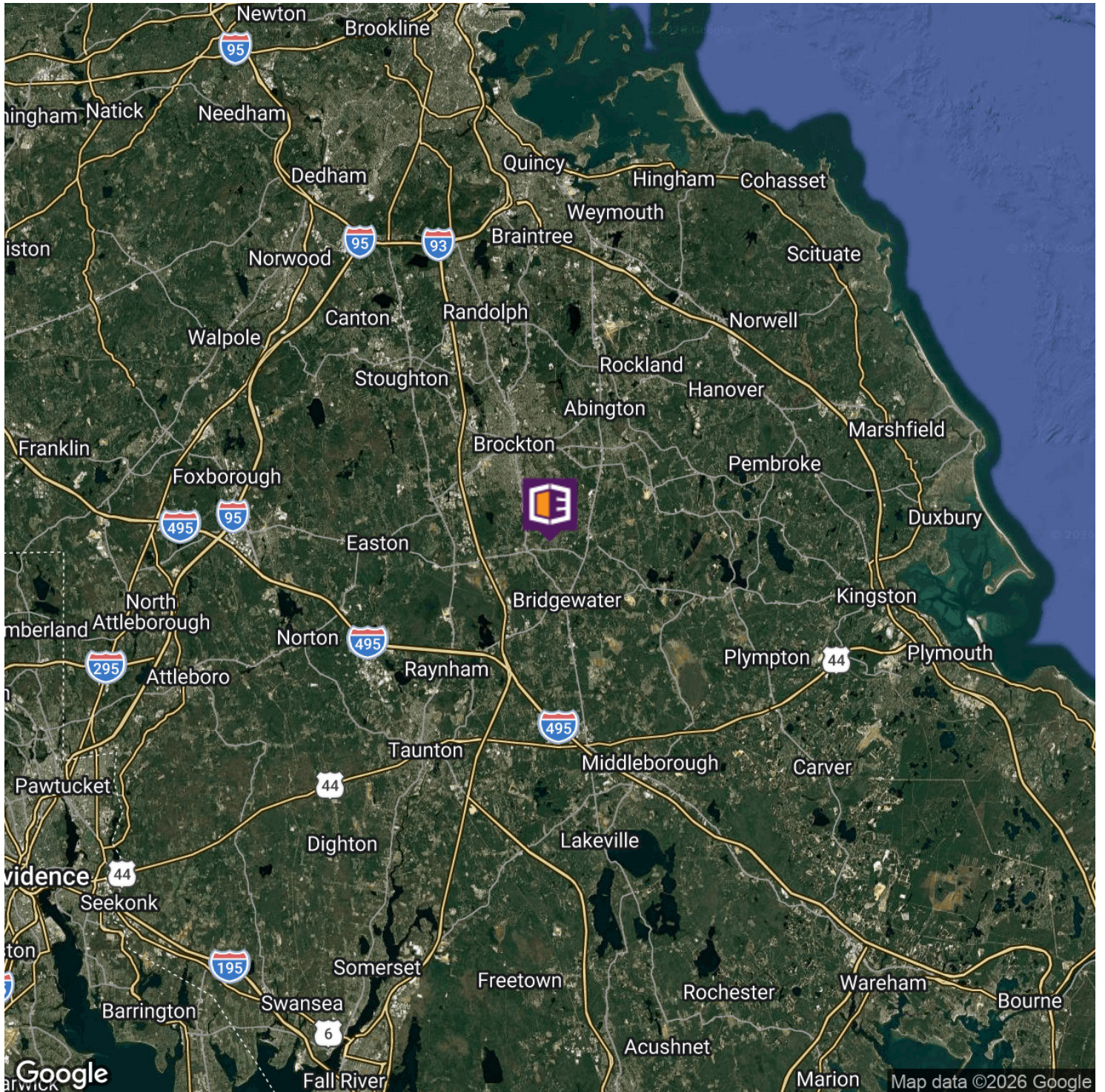
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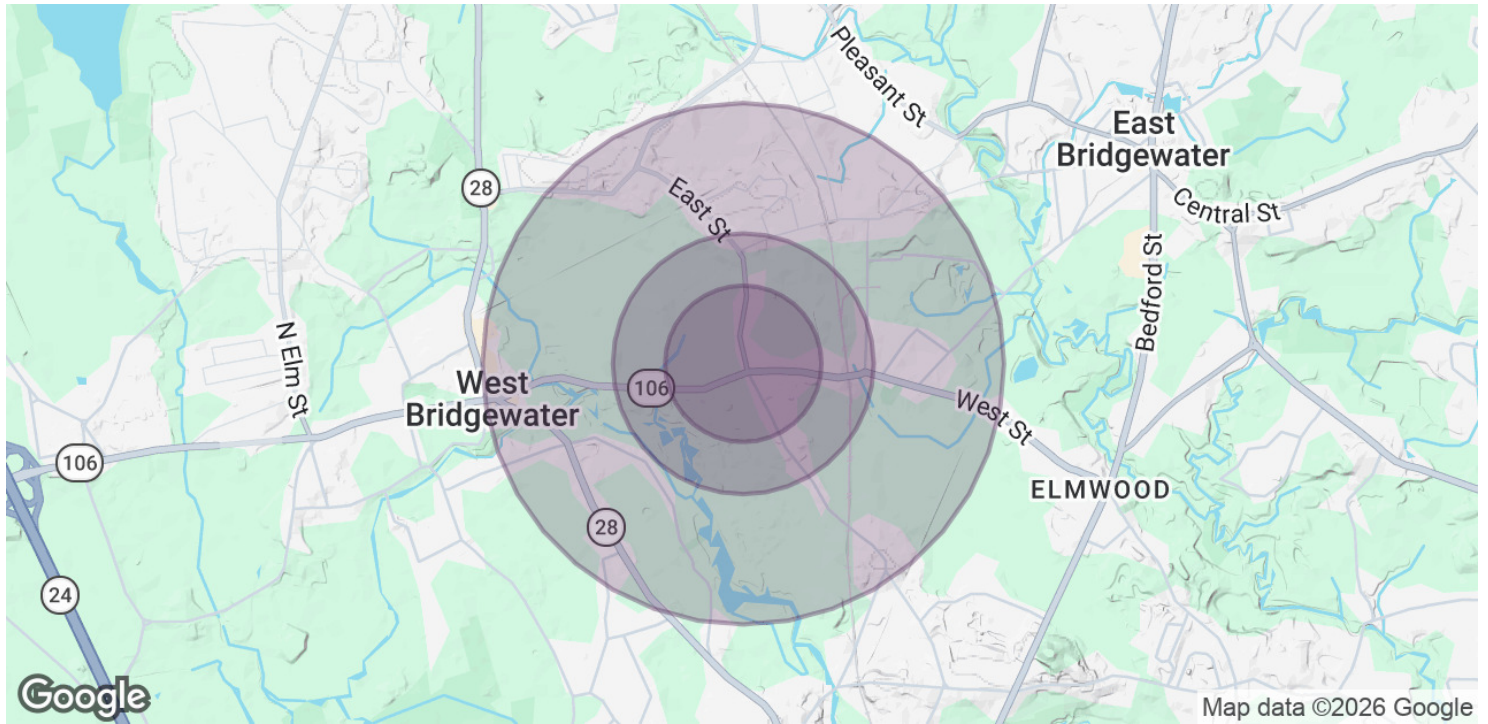


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	101	374	2,357
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	126	844
# of Persons per HH	3	3	2.8
Average HH Income	\$172,566	\$167,505	\$146,647
Average House Value	\$571,055	\$561,779	\$523,249

Demographics data derived from AlphaMap



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