

FOR SALE
OFFICE BUILDING



306 WASHINGTON STREET, NORWELL

306 WASHINGTON ST, NORWELL, MA 02061-1704

For More Information

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OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	11,569 SF
Available SF:	Up to 3100 SF
Lot Size:	1.63 Acres
Number of Units:	5
Price / SF:	\$172.88
Year Built:	1985
Market:	Boston
Submarket:	Route 3 Corridor

PROPERTY OVERVIEW

Prominently located free-standing office building on Route 53 in Norwell available for sale. Rare opportunity for an owner-occupant with up to 4000 square feet immediately available. Building has benefitted from stable long term tenants making this an excellent investment opportunity in a supply constrained market. Building offers outstanding presence with an oversized pylon sign which sees more than 12,000 vehicle per day traffic counts. Ample parking ratio of over 4.5 spaces per 1000 square feet.

PROPERTY HIGHLIGHTS

- Outstanding visibility and signage
- Well maintained asset - no deferred maintenance
- Mix of office, medical, and retail tenants - highly recession resistant mix
- Ideal owner-occupant opportunity with ability to scale business into additional space over time

ADDITIONAL PHOTOS

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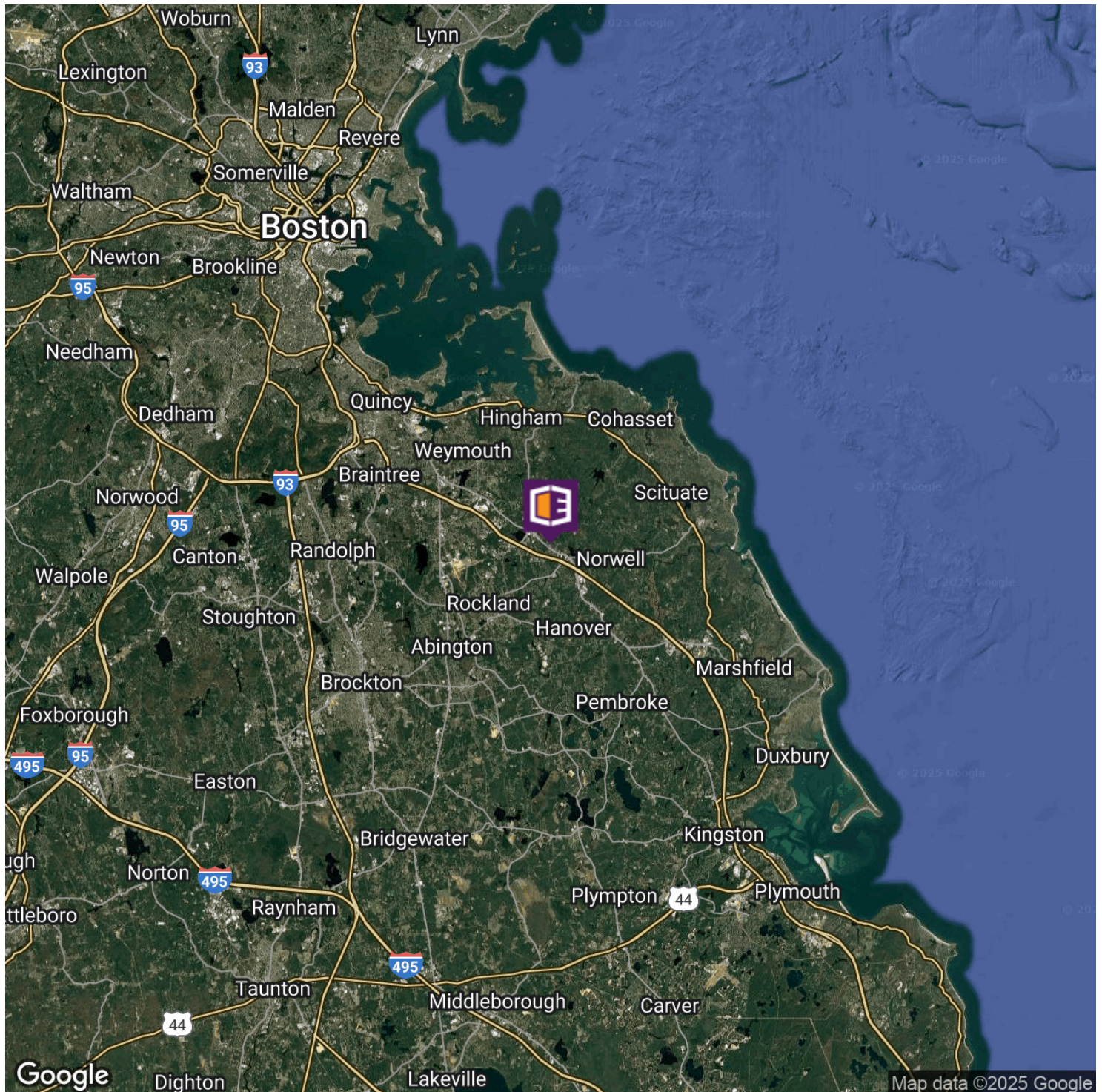


Logistical Details

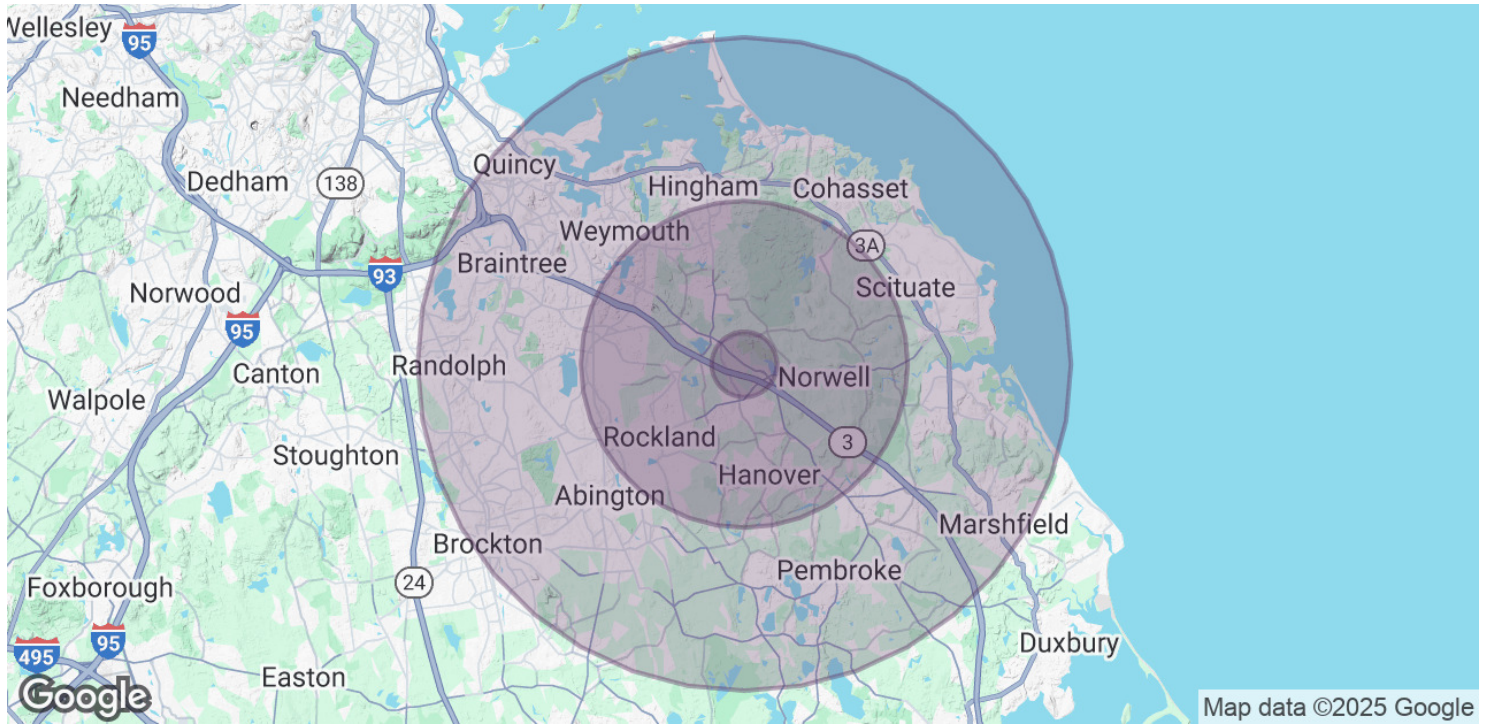
3 - - - - - 3 Minute Drive Via Washington Street

93 - - - - - 14 Minute Drive Via Route 3 (North/South Split)

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,021	71,090	329,259
Average Age	42.1	40.9	40.7
Average Age (Male)	41.0	39.1	39.2
Average Age (Female)	43.3	42.7	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	665	26,422	126,287
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$131,938	\$108,750	\$94,794
Average House Value	\$568,161	\$498,563	\$444,987

2020 American Community Survey (ACS)