

FOR SALE
OFFICE BUILDING



WINTER STREET BUSINESS CONDO

42 WINTER STREET, PEMBROKE, MA 02359

For More Information

DAVE ELLIS, SIOR

781.919.0800 X701

dave@ellisrealtyadvisors.com

OLIVER OLSSON

617.957.1422

oolsson@ellisrealtyadvisors.com



WINTER STREET BUSINESS CONDO



OFFERING SUMMARY

Sale Price:	\$949,000
Building Size:	104,000 SF
Available SF:	4,752 SF
Number of Units:	1
Rent / SF:	\$26.00
Year Built:	2005
Renovated:	2022

PROPERTY OVERVIEW

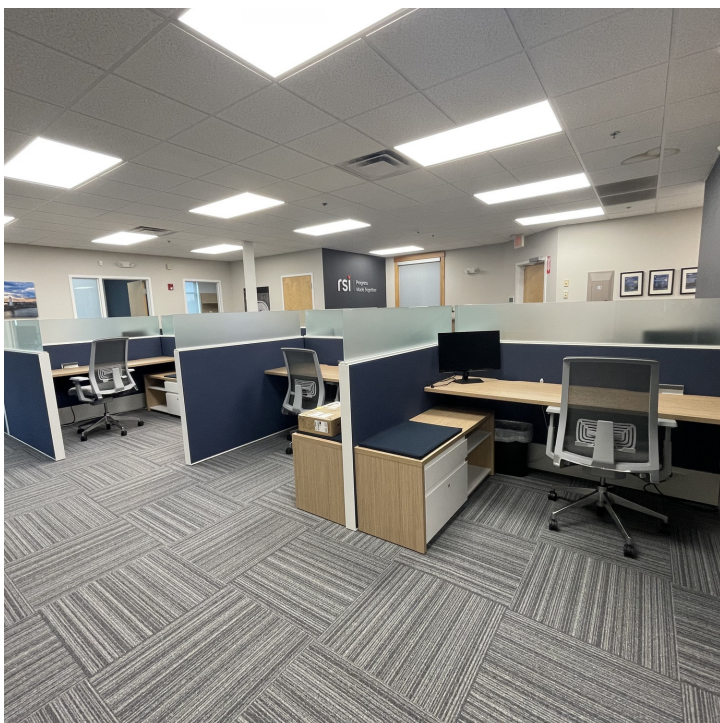
Newly renovated and fully furnished, turn-key office condo in well managed Campus-Style Business Park. Easy access to Route 3 with nearby amenities along Route 139 in Marshfield/Pembroke area. 2nd Floor and Elevator Accessible.

PROPERTY HIGHLIGHTS

- 7 Private offices
- 1 training room
- 2 bullpen areas
- Private bathrooms
- Private kitchen + kitchenette
- Reception and ample storage.

ADDITIONAL PHOTOS

WINTER STREET BUSINESS CONDO



DAVE ELLIS, SIOR
781.919.0800 x701
dave@ellisrealtyadvisors.com

OLIVER OLSSON
617.957.1422
oolsson@ellisrealtyadvisors.com

ADDITIONAL PHOTOS

WINTER STREET BUSINESS CONDO



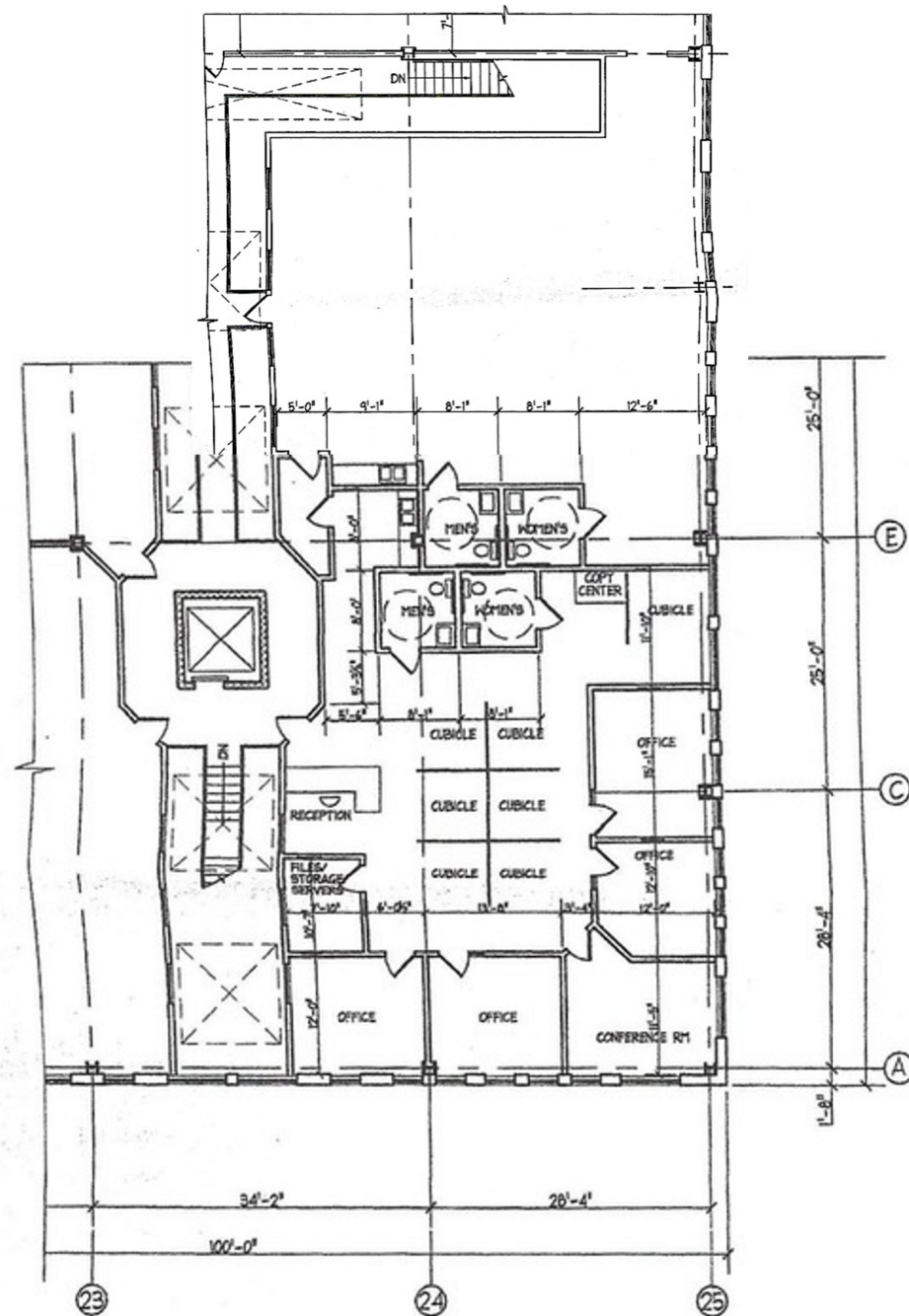
DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

OLIVER OLSSON

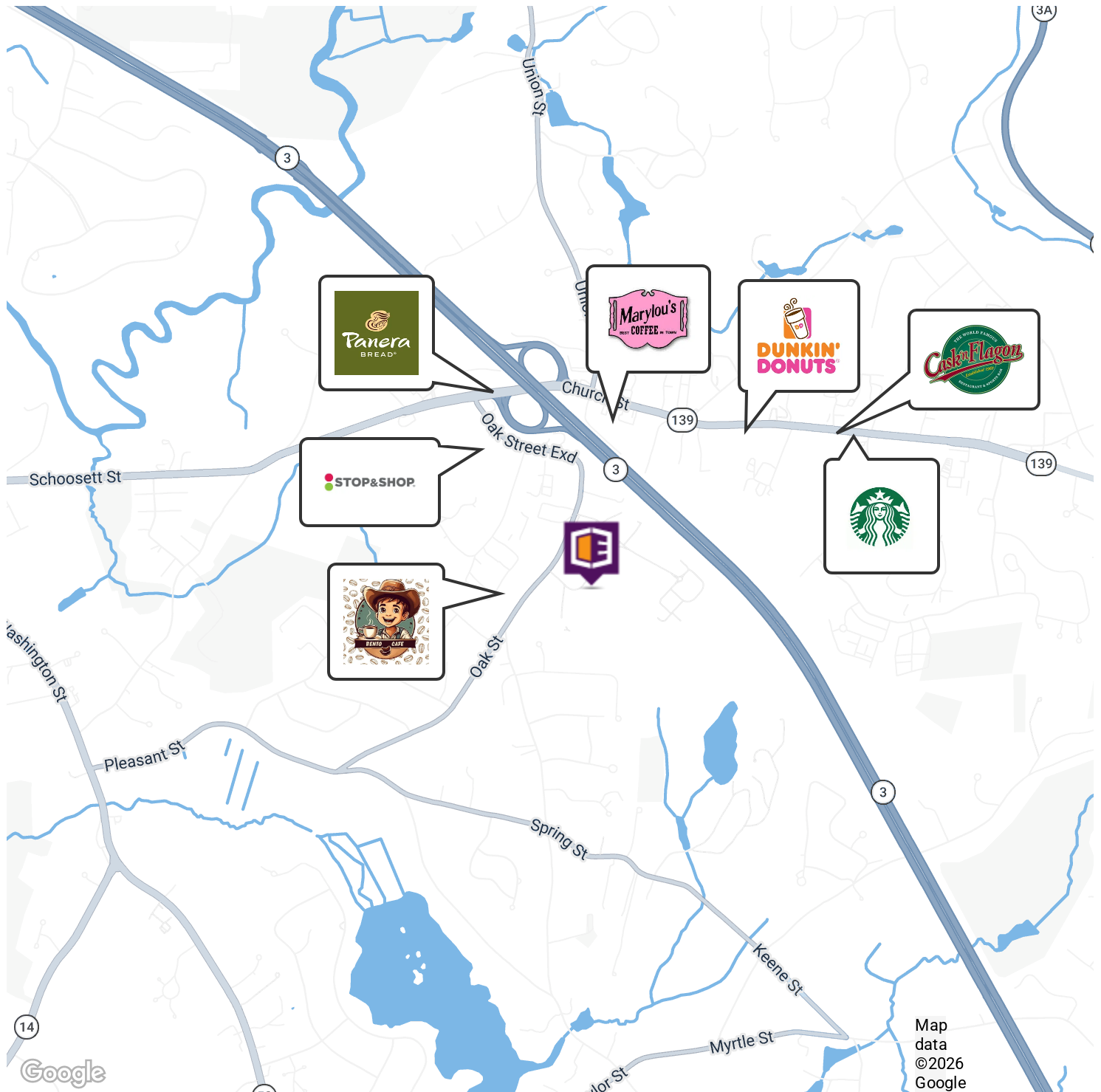
617.957.1422
oolsson@ellisrealtyadvisors.com

WINTER STREET BUSINESS CONDO

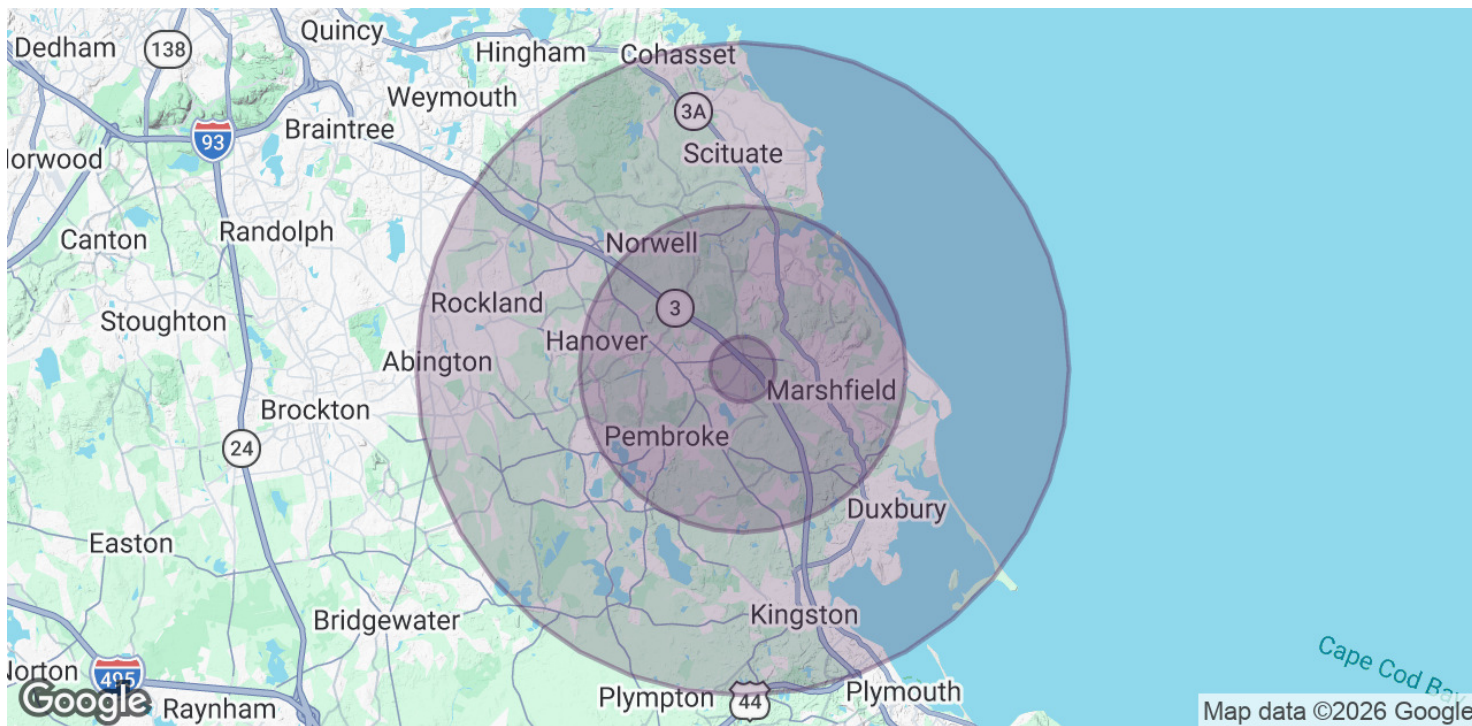


UNIT 36
 BUILDING SECOND FLOOR PLAN
 SCALE : 1/16" = 1'-0"

WINTER STREET BUSINESS CONDO



WINTER STREET BUSINESS CONDO



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,021	47,799	161,695
Average Age	40.5	41.8	41.7
Average Age (Male)	40.1	41.0	40.8
Average Age (Female)	40.0	42.2	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	721	17,072	58,228
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$109,088	\$114,248	\$110,468
Average House Value	\$476,225	\$515,313	\$482,322

* Demographic data derived from 2020 ACS - US Census