

Details on the property located at  
**1011-1057 Main St**  
**Hanson, MA 02341**

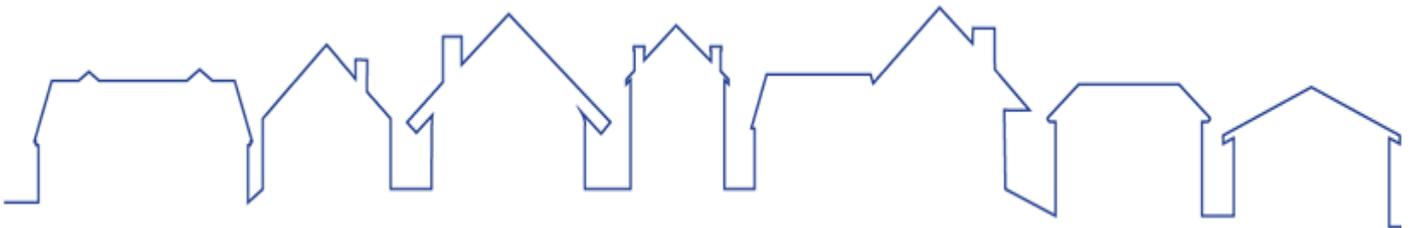
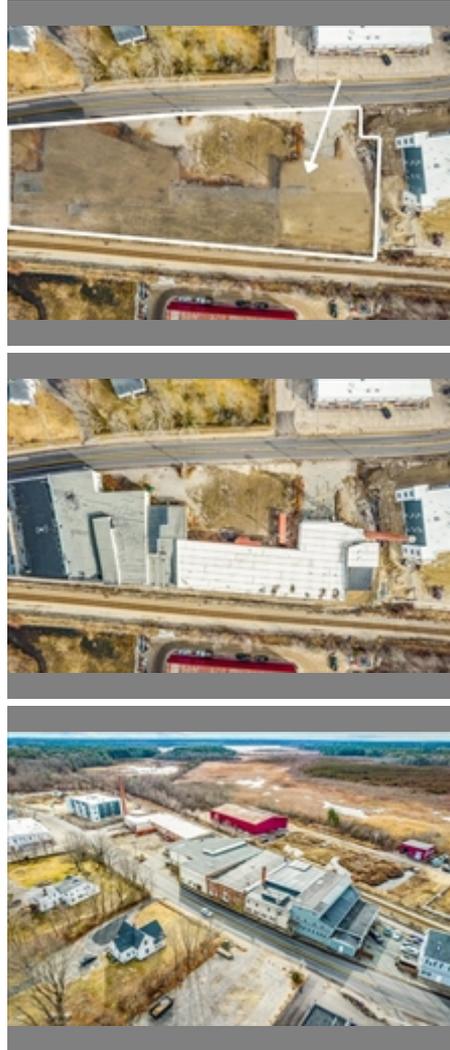
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**LIST PRICE: \$950,000**

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MLS # 73201384  
Commercial/Industrial - Commercial

Priced to sell. It is still an amazing opportunity explore options of the Flex Zoning and explore the possibility in this location where the MBTA Hanson Station is diagonally across the street. 2.05 Acres in a great location. Also See parking lot 1054 Main St MLS #73374145



Tammy McKenney

**LAER Realty Partners/LAER LUX**

22 Depot Street  
Duxbury, MA 02332  
781-361-2112  
tmckenney@LAERrealty.com



**MLS # 73201384 - Price Changed**  
**Commercial/Industrial - Commercial**

**1011-1057 Main St**  
**Hanson, MA 02341**  
**Plymouth County**

List Price: **↓ \$950,000**

Directions: **Take Route 27 north and the property on is on the left just before the track and entrance to MBTA.**

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**Building & Property Information**

	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Sale</b>
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$423,100</b>	Lease Type:
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$302,300</b>	Lease Price Includes:
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$850,400</b>	Lease: <b>No</b> Exchange: <b>No</b>
Warehouse:	<b>1</b>	<b>70,148</b>	# Buildings: <b>8</b>	Sublet: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>2</b>	21E on File: <b>No</b>
Total:	<b>1</b>	<b>70,148</b>	# Units:	

Disclosures: **Public Record, Buyer/Buyer agent is responsible for own due diligence and verifying all information. Some photo have been digitally modified.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc Fee:

Lot Size: <b>89,298 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>2.05</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>20</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Reg: <b>No</b>	

**Features**

Construction: **Brick, Stone/Concrete, Frame**  
Site Condition: **Level, Slope, Improved**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1900**  
Year Established Source: **Public Record**

**Tax Information**

Pin #:  
Assessed: **\$850,400**  
Tax: **\$11,378.35** Tax Year: **2024**  
Book: **39348** Page: **316**  
Cert: **115972**  
Zoning Code: **400**  
Zoning Desc: **Legal Conforming, Other (See Remarks)**  
Map: **42** Block: **11** Lot: **0**

**Office/Agent Information**

Listing Office: **LAER Realty Partners/LAER LUX** (781) 285-5646 Ext. 1208  
Listing Agent: **Tammy McKenney** (781) 361-2112  
Team Member(s):  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell, ER w/ Named Exclusion**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises**  
Showing: Facilitator:  
Special Showing Instructions: **Call Listing agent**

**Firm Remarks**

**Being Sold "as is"**

**Market Information**

Listing Date: **2/10/2024**  
Days on Market: Property has been on the market for a total of **557** day(s)  
Expiration Date:  
Original Price: **\$2,400,000**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **557** day(s)  
Office Market Time: Office has listed this property for **557** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

**Market History for 1011-1057 Main St, Hanson, MA 02341**

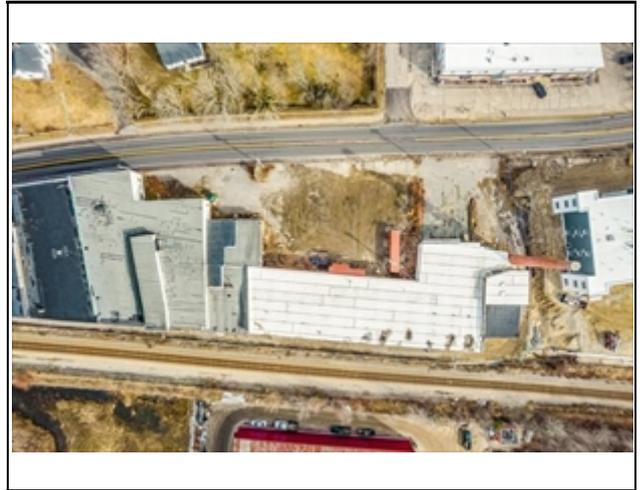
MLS #	Date		DOM	DTO	Price
73201384	2/10/2024	Listed for <b>\$2,400,000</b>			\$2,400,000
EXT	5/14/2024	Status Changed to: <b>Extended</b>		94	
	6/26/2024	Price Changed to: <b>\$1,900,000</b>		137	\$1,900,000
	8/15/2024	Seller-Offered Buyer's Broker Compensation Changed From: <b>2</b> To: <b>0</b>			
EXT	8/15/2024	Status Changed to: <b>Extended</b>		187	
	8/16/2024	Seller-Offered Compensation Based On Changed To:			
	8/16/2024	Seller-Offered Buyer's Broker Compensation Changed From: <b>0</b> To:			
	8/16/2024	Seller-Offered Facilitator Compensation Changed From: <b>0</b> To:			
EXT	11/14/2024	Status Changed to: <b>Extended</b>		278	
	1/2/2025	Price Changed to: <b>\$1,500,000</b>		327	\$1,500,000
	2/21/2025	Price Changed to: <b>\$1,250,000</b>		377	\$1,250,000
	8/20/2025	Price Changed to: <b>\$950,000</b>		557	\$950,000
<b>Market History for LAER Realty Partners/LAER LUX (AN5723)</b>				<b>557</b>	
<b>Market History for this property</b>				<b>557</b>	

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**Price History for 73201384**  
**1011-1057 Main St, Hanson, MA 02341**

<b>Date</b>		<b>Amount</b>	<b>%</b>	<b>DOM to PCG</b>	<b>DOM of PCG</b>
<b>02/10/2024</b>	<b>Listed for \$2,400,000</b>				
06/26/2024	Price Changed to: <b>\$1,900,000</b>	<b>\$-500,000</b>	<b>20.83%</b>	<b>137</b>	<b>137</b>
01/02/2025	Price Changed to: <b>\$1,500,000</b>	<b>\$-400,000</b>	<b>21.05%</b>	<b>190</b>	<b>327</b>
02/21/2025	Price Changed to: <b>\$1,250,000</b>	<b>\$-250,000</b>	<b>16.67%</b>	<b>50</b>	<b>377</b>
08/20/2025	Price Changed to: <b>\$950,000</b>	<b>\$-300,000</b>	<b>24.00%</b>	<b>180</b>	<b>557</b>
					<b>Listing DOM: 557</b>
					<b>Property DOM: 557</b>

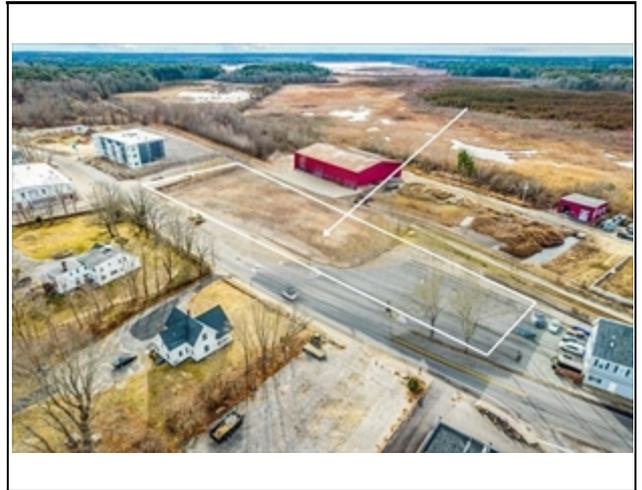
**\*\* Calculates and removes Offmarket activity in DOM Timeframe**



**Aerial View**



**Aerial View**



**Exterior - Front**



**Exterior - Front**



**Aerial View**



**Exterior - Front**



**Exterior - Side**



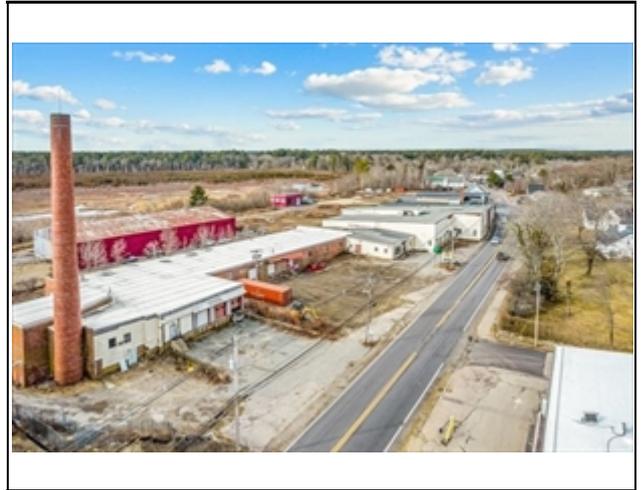
**Aerial View**

MLS # 73201384 - Price Changed  
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Commercial - Commercial  
List Price: ↓\$950,000



**Exterior - Back**



**Exterior - Front**

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