

FOR SALE

INDUSTRIAL PROPERTY



149 WINTER ST

HANOVER, MA 02339

For More Information

DAVE ELLIS, SIOR

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149 WINTER ST



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	14,400 SF
Available SF:	
Lot Size:	127,439 SF
Number of Units:	4
Price / SF:	\$173.61
Year Built:	1985
Zoning:	IND

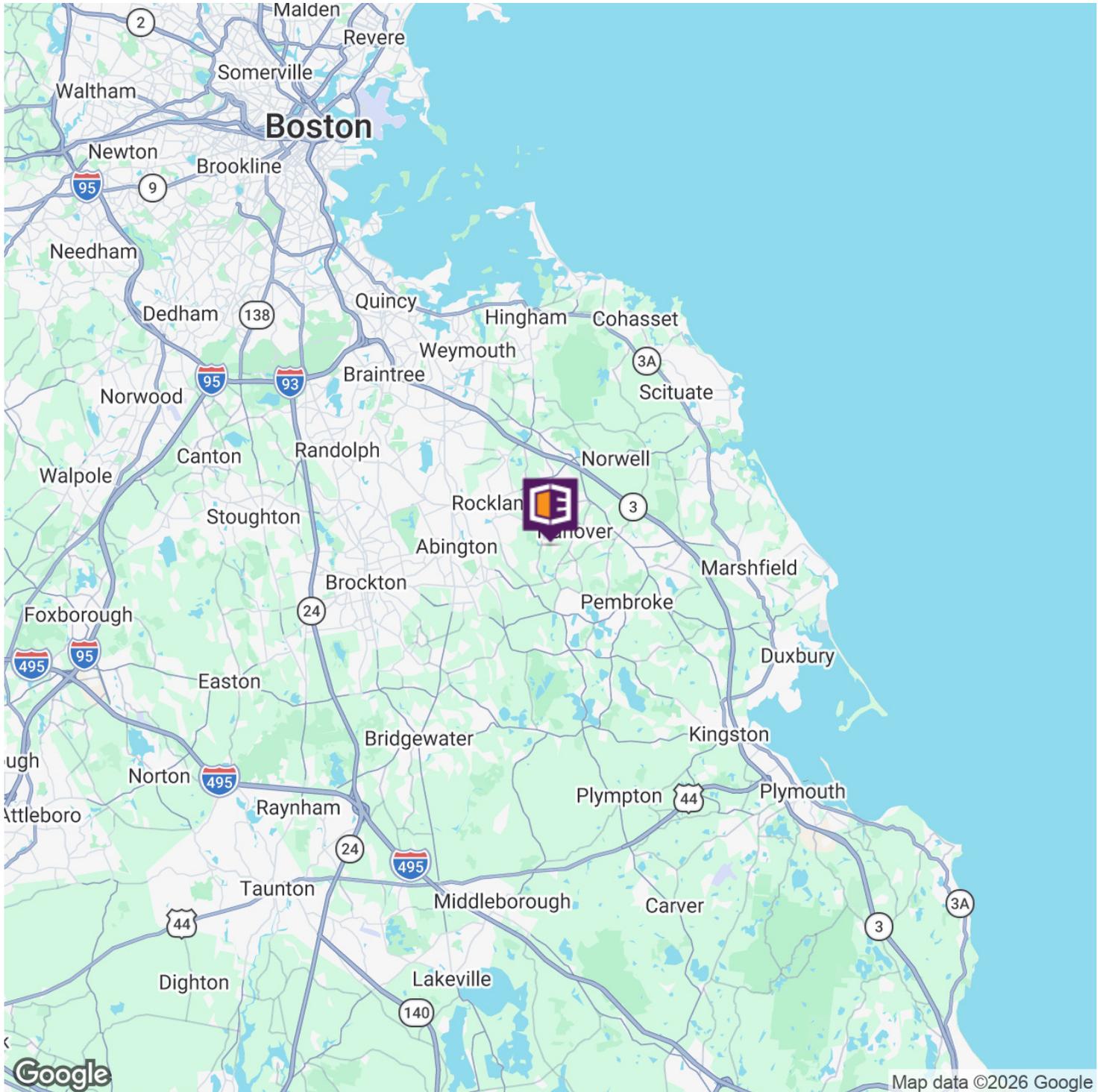
PROPERTY OVERVIEW

14,400 SF Industrial/Flex Space investment opportunity in Hanover, MA. Comprised of 3 - 4,800 units and additional IOS rental income opportunity, this asset presents a prime investment option on the South Shore. Built in 1985, the property is 100% occupied, offering immediate income generation and upside with additional outside storage rents.

PROPERTY HIGHLIGHTS

- 14,400 SF Multi-tenant Industrial Warehouse
- Additional IOS Component
- Potential for User or Investor
- Industrial Zoning

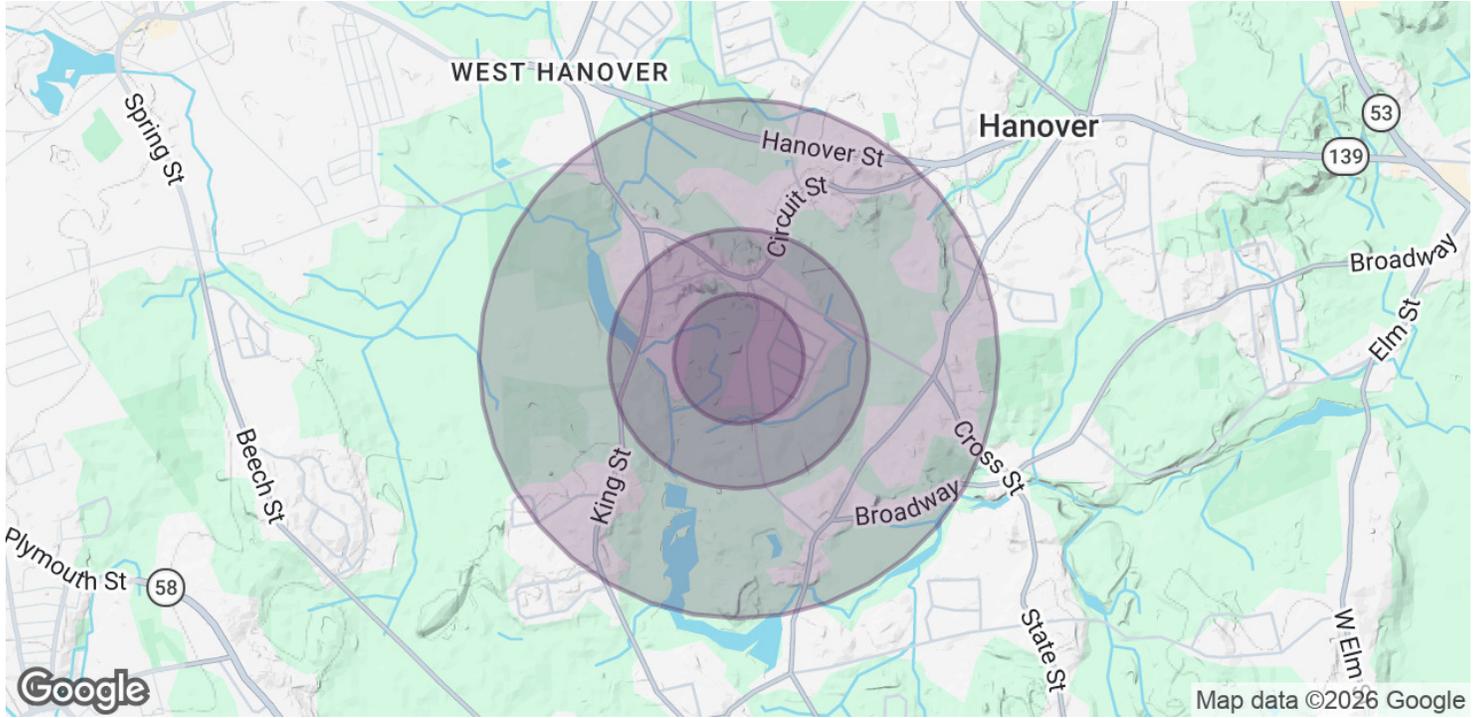
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	182	694	2,637
Average Age	42.6	42.5	42.5
Average Age (Male)	37.9	37.8	37.1
Average Age (Female)	46.0	45.6	45.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	186	740
# of Persons per HH	3.9	3.7	3.6
Average HH Income	\$210,160	\$203,574	\$204,793
Average House Value	\$700,092	\$684,303	\$691,675

2023 American Community Survey (ACS)

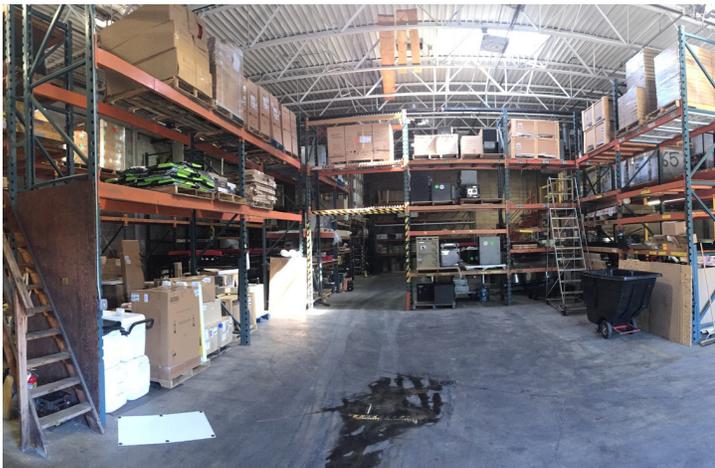


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ADDITIONAL PHOTOS

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DAVE ELLIS, SIOR

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

Ellis Realty Advisors

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MA #9630486

PROFESSIONAL BACKGROUND

Hailey Minicucci is a Commercial Real Estate Associate at Ellis Realty Advisors, where she is involved in commercial leasing, financial analysis, and property marketing. She graduated from the University of South Carolina Honors College, the #1 public honors college in the United States, earning a Bachelor of Science in Business Administration with a double major in Finance and Real Estate and a concentration in Data Analytics from the University of South Carolina Darla Moore School of Business. Her strong analytical background and market insight enable her to provide strategic support and deliver value to clients throughout the transaction process.

EDUCATION

- University of South Carolina Honors College (2025)
B.S.B.A in Finance and Real Estate with a Concentration in Data Analytics
- Florence University of the Arts (Spring 2024)
- Whitman-Hanson Regional High School (2021)

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