

FOR SALE  
LAND



# 715 WASHINGTON ST

715 WASHINGTON ST, PEMBROKE, MA 02359

For More Information

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## OFFERING SUMMARY

Sale Price:	\$950,000
Available SF:	12,000 SF
Lot Size:	180,442 SF
Price / Acre:	\$229,337
Zoning:	Residential-Commercial

## PROPERTY OVERVIEW

Prime opportunity for investors and owner-users. 715 Washington Street offers a strategically located property with approvals in hand for 12,000 of tradesmen space and office. This property presents an ideal investment for owner-users or developers looking to create contractor bays in an undersupplied market. Direct frontage on Route 53, providing access to Route 53, 3A and 139.

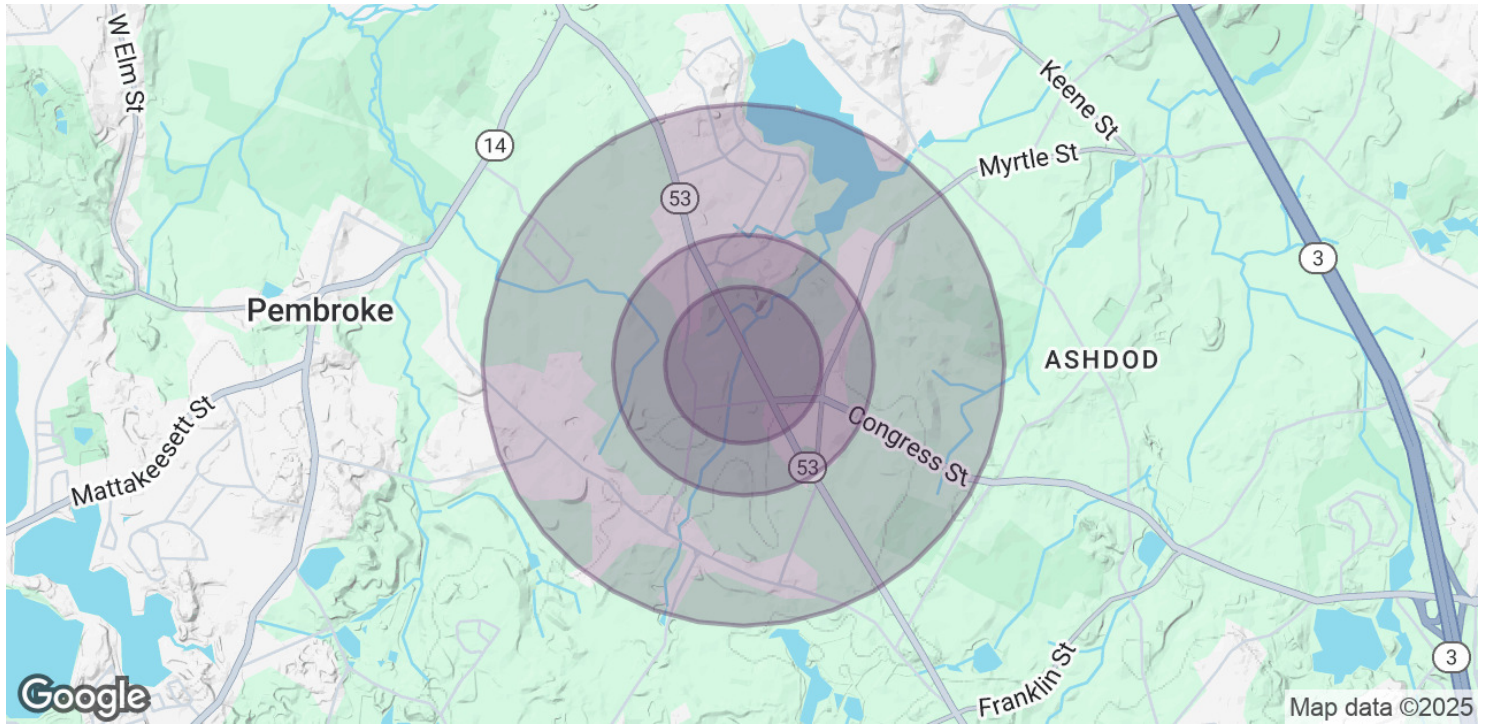
## PROPERTY HIGHLIGHTS

- Approved for 12,000 SF Contractor Bays
- 4.19 Acres in RC Zoning
- 658 Feet of Frontage
- Investment or Owner-User

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	165	609	2,116
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	223	772
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$167,548	\$172,421	\$173,907
Average House Value	\$610,579	\$613,584	\$633,652

Demographics data derived from AlphaMap