

FOR SALE

41 STATE ROAD (ROUTE 6) N. DARTMOUTH, MA



2 BUILDING OFFICE COMPLEX or DEVELOPMENT SITE

SITE DATA

- 1.45 Acres - 190 Ft Frontage on Rt 6
- Traffic Count +/- 39,000 VPD @
Nearby Intersection of Rt 6 and Rt 140
- City Sewer, City Water, Natural Gas
on Site
- Zoned General Business
- 2026 Real Estate Taxes +/- \$22,516 Per Year

DONAHUE
ASSOCIATES

Commercial & Industrial Real Estate
457 Belmont Street
Brockton, MA 02301
Tel: 508.588.1717
mdre@donahueassociates.com

BUILDING #1 - 3,744 SF (GROUND LEVEL)

There is also 1,920 SF of basement space currently
used for Medical Record Storage

Currently configured as Two Tenant Spaces -
Former Dental Office of Approx. 2,664 SF
with 8 exam rooms

Second Tenant Space of Approx. 1,080 SF with
separate entrance

This building can be delivered Vacant at time of
Sale

BUILDING #2 - 5,880 SF

Single Tenant Building
Slab on grade
Currently occupied through June 30, 2026
w/ no options

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice.

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**Front
Building
#1**



**Rear
Building
#2**

STATE (ROUTE 6) (PUBLIC 80' WIDE) ROAD



G. ALVES, E.C. PETERS,
G. PONTE, T.M. PETERS

151.4'±

EXIST.
OFFICE
BLDG.

N/F
CHARLOTTE L.
WILBUR

245.4'±
N/F
JOHN JR.
JOYCE A.
CORREIA

N/F
LEO IMELDA
TANDI

254.0'±

27.0'

EXISTING
FOUNDATION
TOP ELEV.
140.07

80.4'±

125.1'±

N/F DARTMOUTH
ASSOC'S

29.9'

26.5'

25.5'

ZONED GENERAL BUSINESS

