

For additional information call Mike Ballow @ (508)269-5972.



**MLS # 73283380 - New**  
**Commercial/Industrial - Commercial Condo**

**645 County St - Unit 3**  
**Taunton, MA 02780**  
**Bristol County**

List Price: **\$200,000**

Directions: **County St is Route 140. Location is across the street from CVS/Cumberland Farms**

**Excellent location for this commercial office condo! First floor unit featuring two offices, one with separate conference room, a reception/waiting area and two bathrooms. The quarterly condo fee is \$508.66 and includes water, sewer, master insurance, exterior maintenance, landscaping, snow removal, and trash removal. The high visibility location offers excellent access to Route 24 and the upcoming South Coast Rail service. Perfect setting for Attorney, Accountant, CPA, or any other professional office user.**

### Building & Property Information

	# Units	Square Ft.	Assessed Value(s)	Space Available For:
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$0</b>	<b>For Sale</b>
Office:	<b>1</b>	<b>857</b>	Bldg: <b>\$169,200</b>	Lease Type:
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$169,200</b>	Lease Price Includes:
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>1</b>	Sublet: <b>No</b>

Total:

# Units:

Disclosures: **AC is not working. Unit being sold as is. Room sizes are approximate and taken from attached floor plan.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: <b>2</b>	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: <b>0 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>32</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Reg: <b>No</b>	

### Features

Construction: **Frame**  
Location: **Urban, Highway Access, Public Transportation, Corner Lot**  
Parking Features: **Open, 21+ Spaces, Paved Driveway, Shared**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Utilities: **Public Water, Public Sewer, Natural Gas**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1986**  
Year Established Source: **Public Record**

### Tax Information

Pin #:  
Assessed: **\$169,200**  
Tax: **\$4,150.48** Tax Year: **2024**  
Book: **4717** Page: **259**  
Cert:  
Zoning Code: **HBD**  
Zoning Desc: **Legal Conforming**  
Map: Block: Lot:

### Compensation

Sub-Agency: **Not Offered** Buyer's Broker:  
Facilitator: **Not Offered**  
Compensation Based On: **Compensation Offered but Not in MLS**

### Office/Agent Information

Listing Office: **Ballow and Hutchinson Realty Group, Inc.**  (508) 823-9400 Ext. 100

Listing Agent: **Michael Ballow**  (508) 269-5972

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent**

Showing: Facilitator:

Special Showing Instructions: **Call/text listing agent**

### Firm Remarks

**All information is gathered from public record and is deemed to be reliable but should be verified by Buyer and/or Buyer's Agent.**

### Market Information

Listing Date: **8/31/2024**

Listing Market Time: MLS# has been on for **0** day(s)

Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$200,000**

Seller Concessions at Closing:

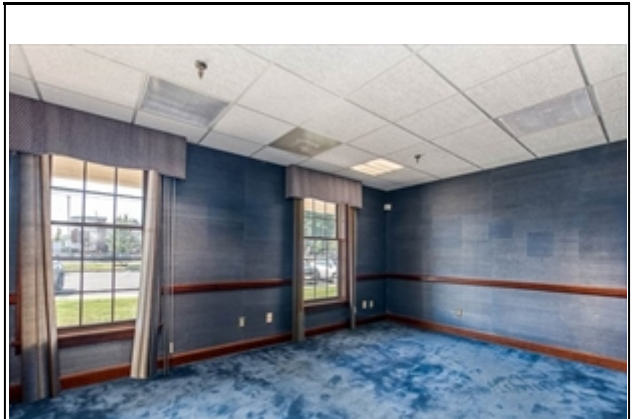
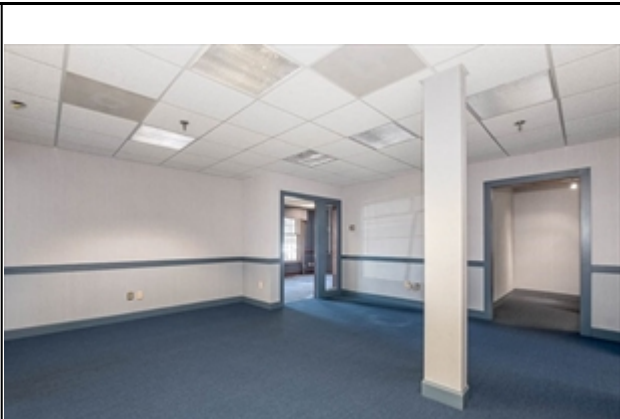
Off Market Date:

Sale Date:

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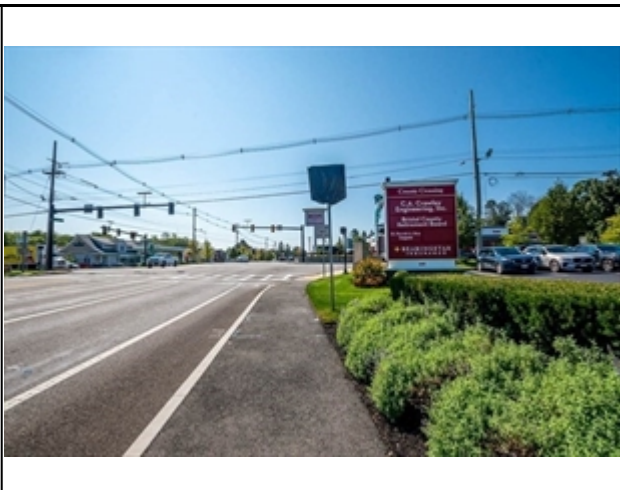
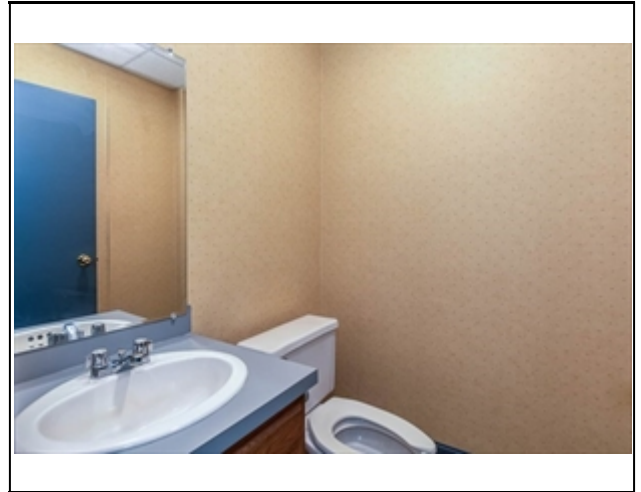
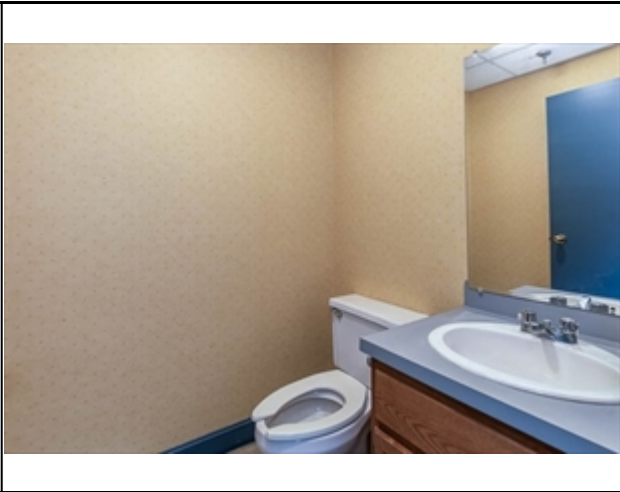


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