



Measure #: 2024-018

TOWN COUNCIL MEASURE SUBMITTAL

Date: 9/11/2023

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

To see if the Town Council will appropriate the sum of \$2,238,750.00 for the purpose of purchasing the property located at 451 Elm Street, North Attleboro, MA, as shown on Assessor's Map 15, Parcel 131 (to be held in the care, custody, and control of the Town Manager for general municipal purposes).

Signed: Michael Borg

Digitally signed by Michael Borg
DN: cn=US, ou=Town Manager, cn=Michael Borg, email=attleboro.com
Reason: I am the author of this document
Date: 2023.09.07 10:51:25-0400
Post PDF Editor Version: 12.0.0

PURPOSE AND JUSTIFICATION:

This measure seeks the approval to transfer previously approved ARPA funding for investment in capital projects at the Town's building at 290 Allen Avenue, North Attleborough, to the purchase of 451 Elm Street, North Attleborough.

As a direct result of COVID-19, many North Attleborough residents have suffered from food insecurity and deprivation. The purchase and renovation of the building at 451 Elm Street will provide a location for food collection and distribution, and it will open opportunities for public-private partnerships with regional groups committed to providing food assistance, counseling, and access to public health services.

Further, these capital improvement renovations to the building will provide for and invest in a community outreach center provides a number of health related activities and services to a marginalized, vulnerable, and under served populations in North Attleborough.

Specifically, our veterans and seniors would receive the benefits of and access to food assistance, utility assistance, counseling services, legal assistance, INTERNET access, transportation coordination, and any other eligible needs. Investing in these capital renovations clearly results in a stronger community that seeks to lessen the impacts of public health crisis on these vulnerable populations.

Therefore, I am requesting approval to transfer \$2,238,750.00 of Bristol County ARPA funding for capital projects associated with the refurbishment and renovation of 290 Allen Avenue to the purchase of 451 Elm Street.

The current balance of Bristol County ARPA Funds is \$5.2M

SPECIAL REQUIREMENTS:

ATTACHMENTS:

REFER TO SUB-COMMITTEE: Finance

**North Attleboro Regional Food Security Center
Budget Available for Construction**

Grant Funded Budget		\$5,200,000.00
451 Elm Purchase	2,300,000.00	
Less Slab De-pressurization Credit	<u>(61,250.00)</u>	
Net Cost of 451 Elm Purchase		<u>2,238,750.00</u>
Balance for Project		2,961,250.00
 <u>GRLA</u>		
Base Fee	\$ 672,361.00	
* C.O. #1: 451 Elm Assessment & Feasibility	not in project	
* C.O. #2: 451 Elm Env. Sampling/Testing	<u>not in project</u>	
		<u>672,361.00</u>
		\$ 2,288,889.00
 OPM (PEI) Fee		 <u>450,690.00</u>
Available for Construction		\$ 1,838,199.00

* Two Change Orders to GRLA base fee will be not be funded as part of this project budget:
C.O. # 1 at \$49,000 and C.O. # 2 at \$25,431

**North Attleboro Regional Food Security Center
Construction Budget (Full and Phase-1)**

	<u>GRLA</u> <u>Estimate</u> <u>(no roof +</u> <u>soil</u> <u>disposal)</u>	<u>Adjusted</u> <u>Budget for</u> <u>Phase-1</u>	
<u>Sub-Trades</u>	<u>Sub-Totals</u>	<u>Sub-Totals</u>	<u>Items Removed, Deferred or Not Included in GRLA Estimate.</u>
Demolition and HAZMAT Abatement - ALLOWANCE	\$149,000	\$149,000	
Concrete Repair work - ALLOWANCE	29,800	29,800	
Masonry Repairs/Repoint/Paint - ALLOWANCE	44,700	44,700	
Structural Steel/Misc Metals/ADA Railings - ALLOWANCE	41,720	41,720	
Misc Building Envelope Exterior Work - ALLOWANCE	71,520	71,520	
Roofing - all new roof with R30 Insulation (GRLA carried \$596K)	--	--	Remove - Fisher College Performing before sale executed.
Sealants and Firestopping - ALLOWANCE	14,900	14,900	
Exterior Doors/Frames/Hardware - 12 doors	47,680	47,680	
Windows - Full replacement of 43 equivalent windows/store front	134,100	--	Defer to future construction.
Specialties/Toilet accessories/blinds/signage - ALLOWANCE	29,800	29,800	
Fire Protection - all new system including new 6" service - ALLOWANCE	327,800	327,800	
Plumbing - ADA fixture upgrades - +/- 35 fixtures - ALLOWANCE	119,200	119,200	
HVAC - all new systems - ALLOWANCE	1,043,000	--	N. Attleboro to include in CIP
Electrical/Lighting - panel upgrades and all new lighting - ALLOWANCE	372,500	372,500	Might move new lighting to future.
Tel/Data/Security/Fire Alarm - ALLOWANCE	59,600	59,600	
Sitework - regrade/paving/lighting/drainage improvements - ALLOWANCE	596,000	--	Defer to future construction.
Site Remediation (disposal of contaminated soil)	--	--	Off-site disposal of 1,970 CY contaminated soil, replacement of 1,850 CY gravel)
*Misc - gyp board/studs, acoustical cgl., flooring, painting, ceramic tile	--	--	Will need to include for future estimates.
Sub-Trades Total:	\$3,081,320	\$1,308,220	
Contractor - General Conditions (@ 15%)	462,198	196,233	
Contractor - General Requirements (@5%)	154,066	65,411	
GC Fee @ 2.5%	77,033	32,706	
Bond @ 1.3%	40,057	17,007	
Insurance @ 1.9%	58,545	24,856	
Building Permit \$15/1,000 sf Waived	--	--	
General Conditions Sub-Total	\$791,899	\$336,213	
Total Construction Estimate	\$3,873,219	\$1,644,433	
Under-Slab Depressurization Cost	--	\$122,533	\$122,533 is full quote by Ardent dated 8/1/23. Town received \$61,250 deduction from purchase price for this and that is accounted for in calculation of funds available to construct.
*Site Remediation (assumes 12" of contaminated soil beneath paving; however, current Town plan is to leave subsurface undisturbed)	905,810	--	Costs not carried in GRLA Estimate nor adjusted budget (see separate sheet for cost calculations deferred to later date.
Construction Cost including Remediation	\$4,779,029	\$1,766,966	This value is \$71,233 below available funds shown on pg. 1

* No cost included in GRLA Construction Estimate.

TOPO	UTILITIES	STRT / ROAD	LOCATION	Code	Appraised	Assessed
				9420	973,500	973,500
				9420	438,400	438,400
SUPPLEMENTAL DATA						
Alt Prcl ID	01500131					
Water						
Plan/Blldr L						
I & E						
Occ Permit						
Suppleme						
Trailing						
ZBA Decis						
GIS ID	F_705948_2815095					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
FISHER COLLEGE	00056	0105	11-17-1997	U	I	675,000	1K
FIRST BRISTOL NATIONAL BANK	00032	0036	01-01-1980			0	
DONLEY JOHN J + RONALD L	00025	0088	01-01-1972			0	
DONLEY J J + R L TRS OF THE DO	00023	0089	01-01-1970			0	
DONLEY MANUFACTURING CO INC	01498	0654	04-03-1967			0	
Total						1,411,900	

EXEMPTIONS		Amount	Description	Code	Number	Amount
Year	Code	Amount	Description	Code	Number	Amount
2023	9420			9420		
2022	9420			9420		
Total		1,388,600				1,324,100

OTHER ASSESSMENTS

Year	Code	Amount	Description	Code	Number	Amount
Total		1,388,600				1,324,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	Batch
0G00	B	Tracing

NOTES

THIS LOT: 63% EX 37% TAX
 SCRIBBLE TIME SFB&FBM ONLY APPROX 10,000 SQ FT
 FISHER COLLEGE OCCUPIES ALL BAS AND 3242 SF OF FBM OR 15,856 TOTAL SF
 HEALTH CENTER IN FBM888-868-2111
 SCRIBBLES DAYCARE 12/18/07 ON LOT 131T
 TOTALLY TAXABLE PORTION
 COLLEGE=7 CLASSRMS, 8 OFFICES
 3.10 ACRES TOTAL AREA
 N.V.280 SF-FCP

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Notes
22-139	03-09-2022	RPR	REPAIR, REPL	3,500	04-09-2022	100	04-09-2022	DRYWALL 1ST FLR
793-19	11-14-2019	INT	INT RENOVATI	1,800	07-01-2020	100	01-15-2015	REMOVE WALL&WINDOW
801-14	12-15-2014	SI	SIGN	1,387	01-15-2015	100	02-07-2013	REPLACE SIGN
10-13	01-07-2013	SI	SIGN	530	02-07-2013	100	05-08-2013	18X24/24X72 SIGNS
624-12	09-24-2012	SI	SIGN	2,500	05-08-2013	100	08-30-2012	REPLACE SIGN PASS FIN 1
552-12	08-27-2012	SI	SIGN	1,500	08-30-2012	100	04-29-2004	REPLACE FACE
195-10	04-09-2010	CM	COMMERCIAL		04-20-2010	100		HEALTH CENTER CO.ISSUE

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	COLLEGE	IC30	0		1,430	320,200	1.00000	0	0.70	0G00	1.360	WET	0	304,830.4	435,900
1	COLLEGE	IC30	0		0.340	37,500	1.45000	G	0.10	0G00	1.360	WET	0	7,395	2,500
Total Card Land Units 1.7700 AC															
Parcel Total Land Area: 1.7700															
Total Land Value 438,400															

VISION

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	870,600
Appraised Xf (B) Value (Bldg)	24,800
Appraised Ob (B) Value (Bldg)	78,100
Appraised Land Value (Bldg)	438,400
Special Land Value	0
Total Appraised Parcel Value	1,411,900
Valuation Method	C

VISIT / CHANGE HISTORY

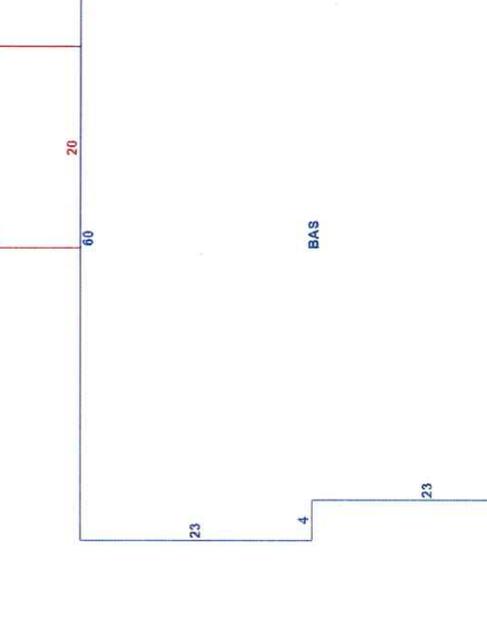
Date	Id	Type	Is	Cd	Purpose/Result
10-26-2021	KJ			01	Measur+1/Visit
08-13-2020	RW			07	Measur/Inf/Dr Info taken at
08-07-2013	DM			00	Measur+Listed
05-08-2013	RW			75	BidPmtField RV
03-19-2009	RW			00	Measur+Listed
04-22-2005	BI				
04-29-2004	JF			55	

Total Appraised Parcel Value

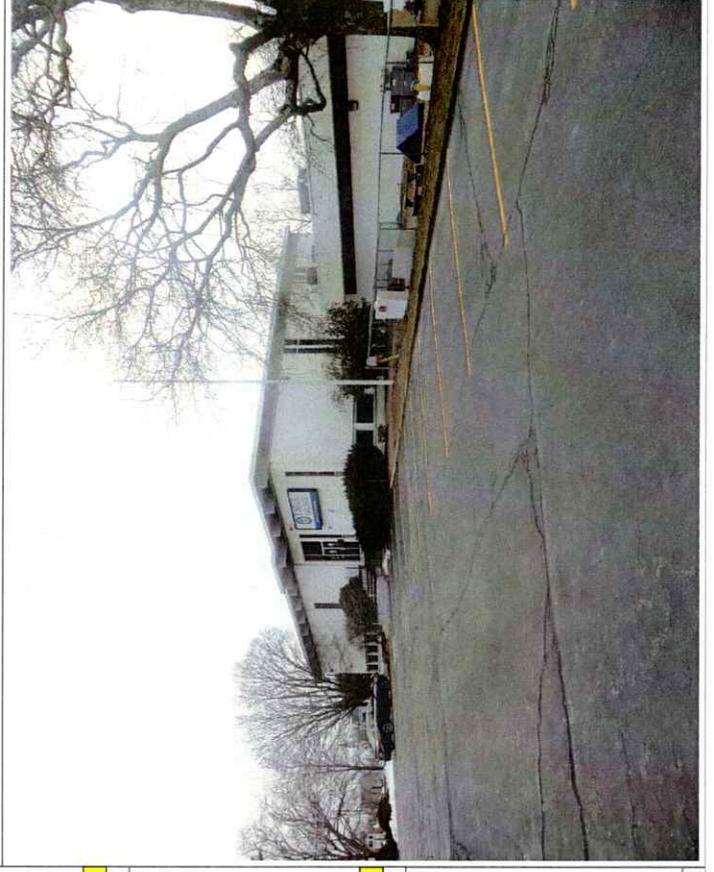
1,411,900

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style:	24	Daycare			
Model	94	Commercial			
Grade	01	Low Cost			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	T+G/Rubber			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3510	EDUC BLDG			
Total Rooms	00				281,562
Total Bedrms	0				
Total Baths	01				1970
Heat/AC	03				1996
Frame Type	02				G
Baths/Plumbing	02				26
Ceiling/Wall	05				1
Rooms/Prtns	02				74
Wall Height	12.00				208,400
% Comm Wall	25.00				
% Comm Wall	3510				
1st Floor Use:					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
VLT1	VAULT-AVG	B	98	100.00	1995	10		0.00		0.00	1,000
SGN3	W/INT LIGHTS	L	29	100.00	1998	50		0.00		0.00	1,500
PAV1	PAVING-ASPH	L	30,000	2.50	1998	50		0.00		0.00	37,500
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value					
BAS	First Floor	2,668	2,668	2,668	102.76	274,164					
FCP	Carport	0	360	72	20.55	7,399					
Ttl Gross Liv / Lease Area		2,668	3,028	2,740		281,563					

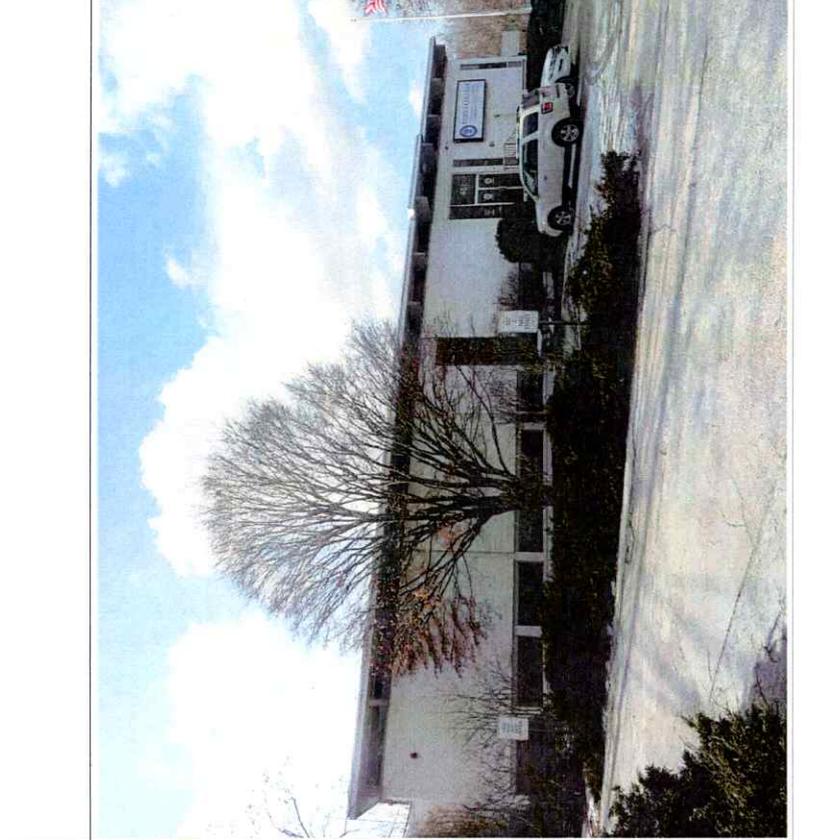
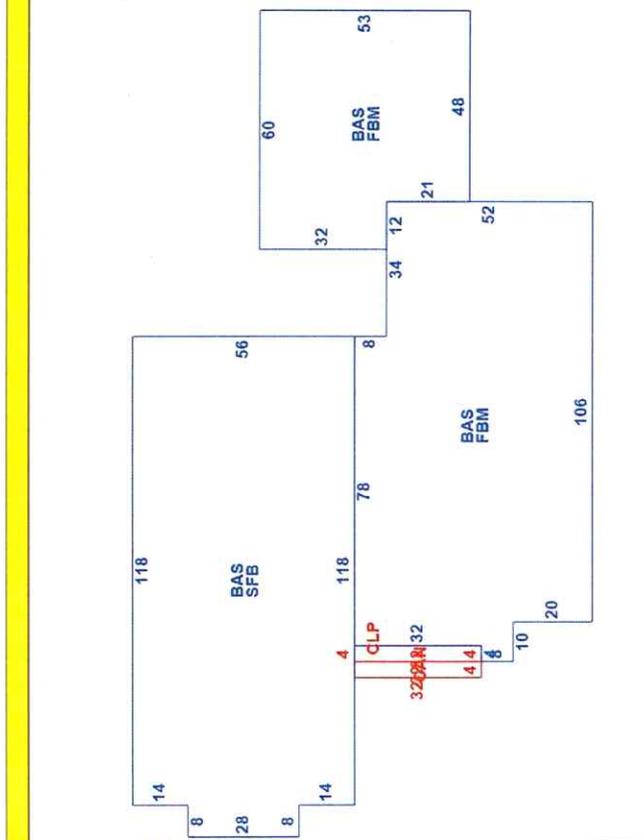


CONSTRUCTION DETAIL		Element	Cd	Description	Element	Cd	Description
Style:	83	School					
Model	94	Commercial					
Grade	02	Below Ave					
Stories:	1						
Occupancy	2.00						
Exterior Wall 1	15	Concr/Cinder					
Exterior Wall 2							
Roof Structure	01	Flat					
Roof Cover	04	T+G/Rubber					
Interior Wall 1	05	Drywall/Sheet					
Interior Floor 1	05	Vinyl/Asphalt					
Interior Floor 2	14	Carpet					
Heating Fuel	02	Oil					
Heating Type	04	Forced Air-Duc					
AC Type	03	Central					
Bldg Use	3510	EDUC BLDG					
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC							
Frame Type	01	HEAT/AC PKGS					
Baths/Plumbing	03	MASONRY					
Ceiling/Wall	02	AVERAGE					
Rooms/Prtns	05	SUS-CEIL & WL					
Wall Height	02	AVERAGE					
% Comm Wall	12.00						
% Comm Wall							
1st Floor Use:	3510						

CONSTRUCTION DETAIL (CONTINUED)		
Code	Description	Percentage
3510	EDUC BLDG	100
		0
		0

COST / MARKET VALUATION	
RCN	3,655,142
Year Built	1970
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	26
Depreciation %	1
Functional Obsol	TX
External Obsol	32
Trend Factor	32
Condition %	1,169,600
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value		
BUILDING SUB-AREA SUMMARY SECTION												
					Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value			
BAS	First Floor				16,120	16,120	16,120	140.91	2,271,518			
CAN	Canopy				0	128	13	14.31	1,832			
CLP	Loading Platform, Fin				0	128	38	41.83	5,355			
FBM	Finished Bsmnt				4,644	9,288	4,644	70.46	654,400			
SFB	Semi-Fin Area				6,832	6,832	5,124	105.68	722,038			
Ttl Gross Liv / Lease Area									27,596	32,496	25,939	3,655,143



Commercial Listings



x20

MLS #: 72924002
 200 John L Dietsch Blvd
 North Attleboro, MA 02760
DOM: 35 DTO: 35
List \$/SqFt: \$127.81
Sold \$/SqFt: \$102.25
Type: Industrial
Space Available: For Sale
Acres: 3.26 (142,005 SqFt)

Status: SLD
Sale Price: \$5,000,000
Sold Date: 05/28/2022
Off Mkt: 01/05/2022

List Price: \$6,250,000
List Date: 12/01/2021
Taxes: 2022 \$44,000
Total Sqft: 48,900 SqFt
Parking: 145
Buildings: 1
Stories: 1
Units:

Remarks: • 48,875 SF Industrial building for sale. • Will be delivered vacant upon sale. • Sale of property comes with solar panels (owned outright). • 16' Ceiling height with 2 dock doors. • 145 Parking spaces. • 1200 Amp electrical service.

List Office: DMG Brokerage, LLC (781) 591-3232 Ext. 700
Sale Office: 128 CRE (617) 916-1028

List Agent: Dan Gardner (781) 591-3232
Sale Agent: Jeremy Freid (617) 916-1028



x15

MLS #: 72790837
 100 John L Dietsch Sq
 North Attleboro, MA 02763
DOM: 47 DTO: 27
List \$/SqFt: \$145.26
Sold \$/SqFt: \$125.23
Type: Commercial
Space Available: For Sale
Acres: 2.44 (106,286 SqFt)

Status: SLD
Sale Price: \$2,500,000
Sold Date: 12/01/2021
Off Mkt: 04/12/2021

List Price: \$2,900,000
List Date: 02/25/2021
Taxes: 2020 \$30,920
Total Sqft: 19,964 SqFt
Parking: 54
Buildings: 1
Stories: 2
Units:

Remarks: A stunning glass atrium will greet your clients and guests in this quality built 20,000 sf office/flex space. Many options for those looking for a solid investment in the highly desirable North Attleboro Industrial Park, seconds from Route 95. Tucked in the northeast portion of the park and situated on nearly 2.5 acres, this professionally landscaped lot with ample parking provides a multitude of uses. Building can be divided into three separate spaces for those interested in cash flow. Potential to purchase an additional adjacent parcel for future expansion. Open and nicely appointed office, conference and flex space.

List Office: Keller Williams Elite (508) 695-4545
Sale Office: 128 CRE (617) 916-1028

List Agent: Susan Lee (508) 369-8239
Sale Agent: Jeremy Freid (617) 916-1028



x4

MLS #: 72732735
 676 Pleasant St
 Attleboro, MA 02703
DOM: 363 DTO: 363
List \$/SqFt: \$123.88
Sold \$/SqFt: \$119.05
Type: Commercial
Space Available: For Sale
Acres: 2.36 (102,802 SqFt)

Status: SLD
Sale Price: \$1,725,000
Sold Date: 01/25/2022
Off Mkt: 08/30/2021

List Price: \$1,795,000
List Date: 09/01/2020
Taxes: 2020 \$28,039
Total Sqft: 14,490 SqFt
Parking: 99
Buildings: 1
Stories: 1
Units:

List Office: Atlantic Commercial Real Estat... (781) 551-8888 Ext. 1
Sale Office: Atlantic Commercial Real Estat... (781) 551-8888 Ext. 1

List Agent: Mark Kearins
Sale Agent: Mark Kearins



x24

MLS #: 72940298
 30 Mann St
 Attleboro, MA: South Attleboro 02703
DOM: 103 DTO: 88
List \$/SqFt: \$106.33
Sold \$/SqFt: \$109.67
Type: Industrial
Space Available: For Sale
Acres: 0.76 (33,000 SqFt)

Status: SLD
Sale Price: \$1,645,000
Sold Date: 11/02/2022
Off Mkt: 05/20/2022

List Price: \$1,595,000
List Date: 02/07/2022
Taxes: 2022 \$13,111
Total Sqft: 15,000 SqFt
Parking: 30
Buildings: 1
Stories: 2
Units: 3

Remarks: 15,000 sf. industrial building consisting of 5,000 sf warehouse with one overhead door and 16' ceiling height, 5,000 sf of furnished office space and 5,000 sf currently leased, lower-level warehouse space with UPS dock. 6 restrooms, 400 amp, 3 phase, 120/208 power. Property has been meticulously maintained. Formerly used as flooring company, currently used as an auto detail and sales facility. Great location with easy access to Rt. 1 and I-95 N/S with visibility to 95 North. Seller intends to perform an IRC Section 1031 tax deferred exchange. Seller requests Buyer's cooperation in such an exchange and agrees to hold Buyer harmless from any and all claims, costs, liabilities, or delays in time resulting from such an exchange

List Office: Aubin Realty (508) 336-4000 Ext. 14
Sale Office: Dell Realty Associates (617) 629-5950

List Agent: Diane Aubin (401) 524-5877
Sale Agent: Horizon Homes Team (508) 933-4463



x9

MLS #: 72934872
 15 N Main St
 Attleboro, MA 02703
DOM: 51 DTO: 51
List \$/SqFt: \$47.38
Sold \$/SqFt: \$58.44
Type: Commercial
Space Available: For Sale
Acres: 0.22 (9,737 SqFt)

Status: SLD
Sale Price: \$1,850,000
Sold Date: 05/11/2022
Off Mkt: 03/10/2022

List Price: \$1,500,000
List Date: 01/18/2022
Taxes: 2021 \$12,347.64
Total Sqft: 31,659 SqFt
Parking: 0
Buildings: 1
Stories: 4
Units:

Remarks: Investment opportunity in Downtown Attleboro! Three Commercial spaces on the first floor and twenty-one apartments on the upper levels. Nineteen (19) one bedroom and two (2) two bedroom units. Hallways are spacious and were carpeted and painted approximately four years ago. Many replacement windows. Security cameras on each floor. Be a part of the major revitalization of the Center of Attleboro. Plenty of upward potential with this building 10+- subsidized/residential rents and 10+- paid by tenants. One unit is used as a workshop at present, can be put back to apartment use. Property being sold in "As Is" condition. Buyer/Buyers Agent Responsible for verifying all information.

List Office: Century 21 North East (800) 844-7653
Sale Office: Centre Realty Group (617) 332-0077

List Agent: Pariseau Properties Group (774) 278-7222
Sale Agent: Thomas Slayton (617) 212-8104



x40

MLS #: 72746783
 687 North Main
 Attleboro, MA 02703
DOM: 384 DTO: 369
List \$/SqFt: \$187.17
Sold \$/SqFt: \$180.48
Type: Commercial
Space Available: For Sale
Acres: 1.35 (58,806 SqFt)

Status: SLD
Sale Price: \$1,350,000
Sold Date: 12/24/2021
Off Mkt: 11/09/2021

List Price: \$1,400,000
List Date: 10/22/2020
Taxes: 2020 \$22,153
Total Sqft: 7,480 SqFt
Parking: 35
Buildings: 1
Stories: 2
Units: 1

Remarks: Medical buildings for sale. Located in a highly desirable location with a high traffic count and great visibility. Consisting of a two-story split level. Wood frame and a brick exterior. This building contains approximately 7520 sq. ft and situated on 1.3 acres. Interior includes reception/waiting areas, administrative office spaces, exam rooms, private offices, procedure rooms, and multiple lavatories. Each floor has a circular hall with interior and exterior facing exam rooms and offices. Interior finishes; tile, laminate, vinyl tile, drywall and suspended acoustical tile ceilings with institutional style wood doors. Abundances of parking. A rare opportunity for a savvy buyer and investor. The property is currently leased - a triple net lease. Expires August 2023. Note: This professional building is being sold as a package with 671 North Main Street, Attleboro. Total Sq Feet for both buildings 9,454 with a new price of \$1,400,000. NDA form attached to listings.

List Office: Berkshire Hathaway HomeServices Evolution... (508) 384-3435
Sale Office: Jones Real Estate Group, LLC (774) 340-7700

List Agent: The Roberta K Team (508) 889-8229
Sale Agent: Scott Jones (774) 340-7700



x18

MLS #: 72746784
671 North Main
Attleboro, MA 02703
DOM: 384 **DTO:** 369
List \$/SqFt: \$514.33
Sold \$/SqFt: \$495.96

Type: Office
Space Available: For Sale
Acres: 0.53 (23,086 SqFt)

Status: SLD

Sale Price: \$1,350,000
Sold Date: 12/24/2021
Off Mkt: 11/09/2021

List Price: \$1,400,000
List Date: 10/22/2020
Taxes: 2020 \$11,026
Total Sqft: 2,722 SqFt
Parking: 20
Buildings: 1
Stories: 2
Units:

Remarks: Medical buildings for sale, located in a highly desirable location of Attleboro. The location offers high traffic and visibility. This property was built in 1974 it consists of a two-story split-level is vinyl siding exterior. This medical office building contains approximately 2744 square feet on .53 acres on land. The first floor is leased as a medical office with a waiting room, reception area, exam rooms, work area, office area, and two restrooms. The second floor needs TLC, repair, and updating. Currently being leased as a storage area only. Abundances of parking. A rare opportunity for a savvy buyer and investor... Triple net lease. All information to be verified by the buyer or buyers agent. NOTE: This property is being sold as a package with 687 North Main St, Attleboro, MA. New Price of \$1,400,000. includes both buildings.

List Office: Berkshire Hathaway HomeServices Evolution... (508) 384-3435
Sale Office: Jones Real Estate Group, LLC (774) 340-7700

List Agent: The Roberta K Team (508) 889-8229
Sale Agent: Scott Jones (774) 340-7700



x5

MLS #: 72919593
49 Plain St
North Attleboro, MA 02760
DOM: 80 **DTO:** 62
List \$/SqFt: \$109.23
Sold \$/SqFt: \$102.27

Type: Office
Space Available: For Sale
Acres: 0.68 (29,411 SqFt)

Status: SLD

Sale Price: \$1,250,000
Sold Date: 03/01/2022
Off Mkt: 01/13/2022

List Price: \$1,335,000
List Date: 11/12/2021
Taxes: 2021 \$16,375
Total Sqft: 12,222 SqFt
Parking: 40
Buildings: 1
Stories: 3
Units:

List Office: Greater Boston Commercial Properties, Inc. (508) 925-7477
Sale Office: Greater Boston Commercial Properties, Inc. (508) 925-7477

List Agent: Bret O'Brien (508) 925-7477
Sale Agent: Bret O'Brien (508) 925-7477



x21

MLS #: 72703386
220 O'Neil Blvd
Attleboro, MA 02703
DOM: 32 **DTO:** 32
List \$/SqFt: \$165.22
Sold \$/SqFt: \$120.47

Type: Commercial
Space Available: For Sale
Acres: 0.95 (41,310 SqFt)

Status: SLD

Sale Price: \$875,000
Sold Date: 05/06/2021
Off Mkt: 09/05/2020

List Price: \$1,200,000
List Date: 08/04/2020
Taxes: 2020 \$14,120
Total Sqft: 7,263 SqFt
Parking: 84
Buildings: 1
Stories: 1
Units: 1

Remarks: Former Restaurant/Entertainment (Cassey's) venue located in the Industrial zoned section in Attleboro, MA! Plenty of parking and previously town approved for Medical Marijuana dispensary. Permit expired fall of 2019, and user would require renewal for approval. Excellent opportunity for this well located building, ready for the next user to makes this the perfect space for many uses! Renovations are needed but with vision, this could be the perfect building and location for you. Inquire with City of Attleboro for Industrial zoned uses. Many local business surrounding this building. Includes large open spaces that with 3 separate bar areas and an outside back patio. Potential for creative financing available from seller! Buyer and agent advised to perform due diligence for possible uses.

List Office: Keystone Property Group (508) 557-0366
Sale Office: Keystone Property Group (508) 557-0366

List Agent: Jeffrey Harris (401) 837-1119
Sale Agent: Jeffrey Harris (401) 837-1119



x42

MLS #: 73049010

453 S. Main St
Attleboro, MA 02703

DOM: 140 **DTO:** 140
List \$/SqFt: \$56.36
Sold \$/SqFt: \$56.36

Type: Office
Space Available: For Sale
Acres: 0.63 (27,653 SqFt)

Status: SLD

Sale Price: \$849,000
Sold Date: 03/21/2023
Off Mkt: 03/06/2023

List Price: \$849,000
List Date: 10/17/2022
Taxes: 2022 \$9,354.25
Total Sqft: 15,063 SqFt
Parking: 28
Buildings: 1
Stories: 3
Units: 1

Remarks: Impressive 15,000+SF Industrial Office Building Featuring Exposed Brick and Wood Post & Beam Construction on a .63 Acre Lot with a Drive-In Loading Door, Warehouse Storage and Plenty of Parking! Great Space Offering Many Possibilities, i.e. Possible Condo Conversion, Public Water & Sewer, Natural Gas and Sprinklers/Fire Suppression. Great Location and Close to I-95 Highway Access, RT 123, Restaurants, Shopping, Etc.

List Office: The Mello Group, Inc. (508) 557-0411
Sale Office: Williams & Stuart Real Estate (401) 942-0200

List Agent: Jimmy Andrade (401) 447-4452
Sale Agent: Sandra Sousa (401) 487-1176



x1

MLS #: 72759913

40 John Williams St
Attleboro, MA 02703

DOM: 216 **DTO:** 216
List \$/SqFt: \$53.88
Sold \$/SqFt: \$53.88

Type: Industrial
Space Available: For Sale
Acres: 0.83 (36,000 SqFt)

Status: SLD

Sale Price: \$695,000
Sold Date: 09/17/2021
Off Mkt: 06/24/2021

List Price: \$695,000
List Date: 11/20/2020
Taxes: 2020 \$13,761
Total Sqft: 12,900 SqFt
Parking: 99
Buildings: 1
Stories: 1
Units:

Remarks: ±12,905 SF Industrial | Flex Building Join other Industrial users on John Williams and Summer Street in Attleboro Manufacturing Space and High End Office Space Immediately off Rtes. 123 & 152 with Quick Access to Rtes. 95, 495, 295, 1, Boston and Providence Ample parking and yard space (±0.83 Acres) Average HHI within 5 Mile Radius: \$100,987

List Office: Atlantic Commercial Real Estat... (781) 551-8888 Ext. 1
Sale Office: Atlantic Commercial Real Estat... (781) 551-8888 Ext. 1

List Agent: Mark Kearins
Sale Agent: Mark Kearins



x4

MLS #: 72874728

342-350 E Washington St
North Attleboro, MA 02760

DOM: 42 **DTO:** 25
List \$/SqFt: \$92.29
Sold \$/SqFt: \$88.75

Type: Commercial
Space Available: For Sale
Acres: 0.72 (31,200 SqFt)

Status: SLD

Sale Price: \$625,000
Sold Date: 01/07/2022
Off Mkt: 09/12/2021

List Price: \$649,900
List Date: 08/02/2021
Taxes: 2019 \$9,726
Total Sqft: 7,042 SqFt
Parking: 30
Buildings: 3
Stories: 1
Units:

Remarks: High visibility - great opportunity to own in a downtown location steps from a busy route 1 intersection . One building occupied currently with auto mechanic and detail shop. Second building with offices and loading docks is vacant. Great as an investment, move your business here and collect rent or tear down and have a near acre parcel to build to suit. High traffic count, much redevelopment surrounds this property-ideal location and solid income producing asset. Don't miss this one.

List Office: Keller Williams Elite (508) 695-4545
Sale Office: Keller Williams Elite (508) 695-4545

List Agent: Susan Lee (508) 369-8239
Sale Agent: Concetta Golant (508) 509-0345

Commercial Listings: 12 **Avg. List \$:** \$1,797,408 **Avg. DOM:** 156.42 **Avg. DTO:** 148.08 **Avg. Sale \$:** \$1,642,833

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc.

Listing Statistics

By Town	# Listings	Avg. List \$	Avg. List \$/SqFt	Avg. Original \$	Avg. Orig\$/SqFt	Avg. Sale \$	Avg. Sale \$/SqFt	Avg. SqFt	Avg. DTO	Avg. DOM
Commercial	17	\$4,659,647.06	\$318.03	\$4,774,058.82	\$356.93	\$4,165,021.18	\$287.05	20269.5	62.88	67.47
Boston	4	\$3,300,000	\$140.98	\$3,300,000	\$140.98	\$2,870,000	\$119.84	14,186	20.25	32.5
Brookline	3	\$6,731,666.67	\$589.08	\$6,731,666.67	\$589.08	\$6,543,333.33	\$575.78	11,394	22	22
Dedham	3	\$2,091,333.33	\$200	\$2,091,333.33	\$200	\$2,061,786.67	\$191.77	20,000	31	37.67
Needham	4	\$5,550,000	\$347.60	\$5,550,000	\$347.60	\$4,687,500	\$283.29	11766.67	86	88.25
Norwood	1	\$15,000,000	\$149.37	\$15,000,000	\$149.37	\$12,600,000	\$125.47	100,421	83	83
Walpole	2	\$1,172,500	\$234.50	\$2,145,000	\$429	\$1,080,000	\$216	5,000	201	201

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc.

Commercial Listings



x10

MLS #: 73037673
 100 Morse Street
 Norwood, MA 02062
DOM: 83 **DTO:** 83
List \$/SqFt: \$149.37
Sold \$/SqFt: **\$125.47**
Type: Commercial
Space Available: For Sale
Acres: 0 (8.04 SqFt)

Status: SLD
Sale Price: **\$12,600,000**
Sold Date: 12/19/2022
Off Mkt: 12/08/2022

List Price: **\$15,000,000**
List Date: 09/16/2022
Taxes: 2021 \$1
Total Sqft: 100,421 SqFt
Parking: 305
Buildings: 1
Stories: 2
Units:

Remarks: For Sale/Lease! Medical/Office & Flex Space Available

List Office: 128 CRE (617) 916-1028
Sale Office: 128 CRE (617) 916-1028

List Agent: Jeremy Freid (617) 916-1028
Sale Agent: Jeremy Freid (617) 916-1028



x13

MLS #: 72872045
 1004-1016 Beacon Street
 Brookline, MA 02446
DOM: 4 **DTO:** 4
List \$/SqFt: \$903.97
Sold \$/SqFt: **\$903.97**
Type: Commercial
Space Available: For Sale/Lease
Acres: 0.58 (25,199 SqFt)

Status: SLD
Sale Price: **\$14,995,000**
Sold Date: 02/15/2022
Off Mkt: 07/30/2021

List Price: **\$14,995,000**
List Date: 07/26/2021
Taxes: 2020 \$154,361
Total Sqft: 16,588 SqFt
Parking: 19
Buildings: 1
Stories: 1
Units:

Remarks: We are proud to present for sale the generational investment opportunity to purchase prime retail at 1004-1016 Beacon Street in Brookline, Massachusetts. This 16,500 +/- SF single-story retail building on over 25,000 SF of land sits in a trophy location with the MBTA Green Line stopping right in front of the building and with Boston University, Fenway Park, and the internationally renowned Longwood Medical Area just moments away. This property is currently configured as five separate retail spaces most recently occupied by a significant regional bank, the national coffee chain Dunkin', the national hardware chain True Value Hardware store, and two local restaurant spaces. The property is uniquely positioned for the market with all leases expiring by October 31, 2021, giving the new owner the rare opportunity to reposition the asset, lease as existing spaces or potentially combine the separate retail spaces to create one 16,500 +/- SF space, impossible to find in Brookline.

List Office: Coldwell Banker Realty - Newton (617) 969-2447
Sale Office: Coldwell Banker Realty - Newton (617) 969-2447

List Agent: Todd Glaskin (617) 843-5685
Sale Agent: Todd Glaskin (617) 843-5685



x6

MLS #: 73021958
 77 Charles Street
 Needham, MA 02494
DOM: 96 **DTO:** 96
List \$/SqFt: \$445.17
Sold \$/SqFt: **\$305.44**
Type: Commercial
Space Available: For Sale
Acres: 1.07 (46,609 SqFt)

Status: SLD
Sale Price: **\$6,175,000**
Sold Date: 12/01/2022
Off Mkt: 11/09/2022

List Price: **\$9,000,000**
List Date: 08/05/2022
Taxes: 2021 \$1
Total Sqft: 20,217 SqFt
Parking: 62
Buildings: 1
Stories: 1
Units:

Remarks: CFO!! Thursday October 6th!

List Office: 128 CRE (617) 916-1028
Sale Office: 128 CRE (617) 916-1028

List Agent: Jeremy Freid (617) 916-1028
Sale Agent: Jeremy Freid (617) 916-1028



x3

MLS #: 73066009
 175 Highland Avenue
 Needham, MA 02494
DOM: 160 **DTO:** 160
List \$/SqFt: Sold
\$/SqFt: **\$163.98**
Type: Office
Space Available: For Sale
Acres: 1.16 (50,530 SqFt)

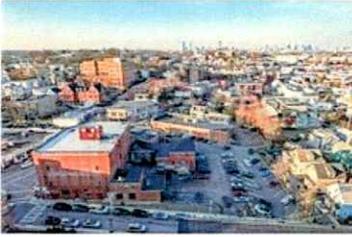
Status: SLD
Sale Price: **\$8,500,000**
Sold Date: 06/12/2023
Off Mkt: 05/25/2023

List Price: **\$8,750,000**
List Date: 12/16/2022
Taxes: 2021 \$1 **Total Sqft:** **51,836**
Parking: 160
Buildings: 1
Stories: 4
Units:

Remarks: CFO - February 8th, 2023

List Office: 128 CRE (617) 916-1028
Sale Office: 128 CRE (617) 916-1028

List Agent: Jeremy Freid (617) 916-1028
Sale Agent: Jeremy Freid (617) 916-1028



x27

MLS #: 73071366
1444 Dorchester Ave
Boston, MA: Dorchester 02122
DOM: 34 DTO: 34
List \$/SqFt:
Sold \$/SqFt: \$151.35
Type: Commercial
Space Available: For Sale
Acres: 0.62 (26,863 SqFt)

Status: SLD
Sale Price: \$5,600,000
Sold Date: 06/06/2023
Off Mkt: 02/20/2023

List Price: \$6,200,000
List Date: 01/17/2023
Taxes: 2023 \$58,946
Total Sqft: 37,000
Parking: 21
Buildings: 2
Stories: 4
Units:

Remarks: Rarely can you find a redevelopment / development opportunity that also produces cash flow today. Comprised of a 37,000 SqFt+- four story building, large parking lot with 20+ spaces and three commercial bays with attached single family in rear. Strong retail and office tenants in place including two anchor tenants, Santander and the Post office. Current gross annual revenue of almost \$420,000. Separate electric for all units and separate heat / AC for all first floor retail units. Vacancy on half of the second floor, and full vacancy on remaining 3rd and 4th floors. Frame construction with brick exterior, this property has an abundance of future potential, from storage space (its most recent use) to large loft and beam residential units. Full redevelopment is also possible with a 26,836 square foot lot, curb cut on Leonard street and NS zoning which allows for a wide array of commercial/res. Only .2 of a mile from Fields Corner T stop. A prime investment in the heart of Fields Corner.

List Office: Leading Edge Real Estate (617) 502-6500
Sale Office: Centre Realty Group (617) 332-0077

List Agent: Ramsay and Company (617) 699-4446
Sale Agent: Sean Packard (617) 870-4479



x7

MLS #: 72759326
60 Stergis Way
Dedham, MA 02026
DOM: 48 DTO: 48
List \$/SqFt: \$200.00
Sold \$/SqFt: \$191.77
Type: Commercial
Space Available: For Sale
Acres: 1.02 (44,431 SqFt)

Status: SLD
Sale Price: \$3,835,360
Sold Date: 02/25/2021
Off Mkt: 02/25/2021

List Price: \$4,000,000
List Date: 11/19/2020
Taxes: 2019 \$1
Total Sqft: 20,000 SqFt
Parking: 36
Buildings: 1
Stories: 1
Units:

Remarks: CFO December 8, 2020

List Office: 128 CRE (617) 916-1028
Sale Office: 128 CRE (617) 916-1028

List Agent: Jeremy Freid (617) 916-1028
Sale Agent: Jeremy Freid (617) 916-1028



x1

MLS #: 72759145
45 Bartlett Crescent
Brookline, MA 02445
DOM: 56 DTO: 56
List \$/SqFt: Sold
\$/SqFt: \$444.76
Type: Office
Space Available: For Sale
Acres: 0.33 (14,550 SqFt)

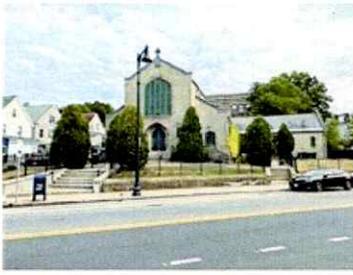
Status: SLD
Sale Price: \$3,100,000
Sold Date: 12/23/2021
Off Mkt: 01/14/2021

List Price: \$3,500,000
List Date: 11/19/2020
Taxes: 2020 \$43,979
Total Sqft: 6,970
Parking: 24
Buildings: 2
Stories: 3
Units:

Remarks: Attention Developers and End users. This offering represents a rare opportunity to control one of the last potential development sites in Brookline. It's not often that a commercial building comes up for sale in Brookline area. The existing Class B building has roughly 6,970 square feet of space and 24 parking spaces. Currently the building is occupied by quality office tenants on short-term below market leases. Located on a 14,550 square foot lot it also has a large cinder block garage with a loading dock. Given its premium location and the attractive underlying zoning, the Property offers multiple compelling potential future use and development scenarios. Please do not enter site without broker. See attached concept plan for potential development of 2- two family houses (buyer to do their own due diligence)

List Office: Classic Realty (617) 232-3001 Ext. 10
Sale Office: Hammond Residential Real Estate (617) 731-4644

List Agent: Jerry Kampler (617) 230-3131
Sale Agent: The Kennedy Lynch Gold Team (617) 731-4644



x3

MLS #: 73081609
234 Norfolk St
Boston, MA: Dorchester 02124
DOM: 35 DTO: 26
List \$/SqFt:
Sold \$/SqFt: \$331.33
Type: Commercial
Space Available: For Sale
Acres: 0.39 (17,073 SqFt)

Status: SLD
Sale Price: \$2,100,000
Sold Date: 04/20/2023
Off Mkt: 03/30/2023

List Price: \$2,500,000
List Date: 02/23/2023
Taxes: 2022 \$12,480.44
Total Sqft: 6338
Parking: 0
Buildings: 1
Stories: 3
Units:

Remarks: Prime building and location for church or school. This building was constructed in the 1800's and has stood the test of time. The property includes 0.39 Acres (17,073 sqft.) of land area. Zoned 3F-6000, this parcel can also be developed into multiple units. This type of asset is rarely available. Buyer to perform their own due diligence. Seller makes no representations or warranties.

List Office: MIG (617) 651-5406

Sale Office: Seaport Properties Advisory Group (781) 820-9023

List Agent: Nichols Realty Team (617) 440-9217

Sale Agent: Caroline Sheehy (781) 820-9023



x3

MLS #: 72618609
88-90 Willow Ct
Boston, MA: Dorchester 02125
DOM: 45 DTO: 21
List \$/SqFt:
Sold \$/SqFt: \$433.33
Type: Land
Space Available: For Sale
Acres: 0.11 (4,800 SqFt)

Status: SLD
Sale Price: \$2,080,000
Sold Date: 12/21/2020
Off Mkt: 03/25/2020

List Price: \$2,500,000
List Date: 02/10/2020
Taxes: 2019 \$4,888
Total Sqft: 4800 SqFt
Parking: 0
Buildings: 1
Stories: 2
Units:

Remarks: Prime development opportunity in South Bay Area. Developers/Builders/Investors - Rare 4,800 square feet at South Bay. This property offers multiple use options. Buyer to perform all due diligence. Please call list agent for more details. Buyer's agent is responsible for all due diligence. No representations or warranties made. Very close to bus lines, commuter rail. "Seller is selling "as is."

List Office: Bean Group (800) 450-7784

Sale Office: Bean Group (800) 450-7784

List Agent: Patricia Reggio (617) 908-7838

Sale Agent: Patricia Reggio (617) 908-7838



x4

MLS #: 72896879
1036-1040 Great Plain Ave
Needham, MA 02494
DOM: 59 DTO: 59
List \$/SqFt: \$266.81
Sold \$/SqFt: \$254.95
Type: Commercial Condo
Space Available: For Sale
Acres: 0.92 (40,075 SqFt)

Status: SLD
Sale Price: \$2,150,000
Sold Date: 01/13/2022
Off Mkt: 11/15/2021

List Price: \$2,250,000
List Date: 09/17/2021
Taxes: 2021 \$42,748
Total Sqft: 8,433 SqFt
Parking: 37
Buildings: 1
Stories: 3
Units:

Remarks: Six fully leased Commercial Condominiums Units known as Units 3, 4, 5, 6, 7 and 8 totaling 8,433 square feet of office and retail space located on the first and second floors of The Kingsbury Building at 1036-1040 Great Plain Avenue in Needham Center. To be sold together for \$2,250,000.00

List Office: New Dover Associates, Inc. (508) 370-0405 Ext. 203

Sale Office: New Dover Associates, Inc. (508) 370-0405 Ext. 203

List Agent: Scott R. Hughes

Sale Agent: Scott R. Hughes



x8

MLS #: 73074782
18 Crawford Street
Needham, MA 02494
DOM: 38 DTO: 29
List \$/SqFt: \$330.83
Sold \$/SqFt: \$289.47
Type: Office
Space Available: For Sale
Acres: 0.18 (8,000 SqFt)

Status: SLD
Sale Price: \$1,925,000
Sold Date: 03/15/2023
Off Mkt: 03/01/2023

List Price: \$2,200,000
List Date: 01/31/2023
Taxes: 2022 \$1
Total Sqft: 6,650 SqFt
Parking: 11
Buildings: 1
Stories: 2
Units:

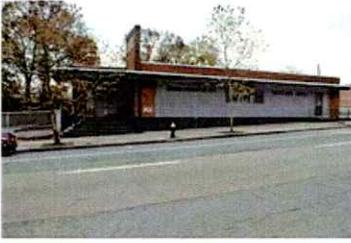
Remarks: For Sale Owner User Opportunity

List Office: 128 CRE (617) 916-1028

Sale Office: Louis Wolfson (617) 799-3326

List Agent: Jeremy Freid (617) 916-1028

Sale Agent: Louis Wolfson (617) 799-3326



x20

MLS #: 72647416

301-311 Columbia Rd
Boston, MA: Dorchester's Grove Hall 02121

DOM: 16 **DTO:** 0
List \$/SqFt: \$140.98
Sold \$/SqFt: \$119.84

Type: Commercial
Space Available: For Sale
Acres: 0.54 (23,574 SqFt)

Status: SLD

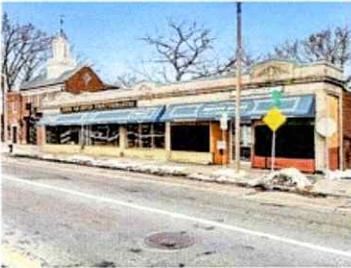
Sale Price: \$1,700,000
Sold Date: 02/25/2021
Off Mkt: 05/07/2020

List Price: \$2,000,000
List Date: 04/22/2020
Taxes: 2019 \$10,361.87
Total Sqft: 14,186 SqFt
Parking: 35
Buildings: 1
Stories: 1
Units:

Remarks: Great opportunity to re-purpose a corner location at crossroads of Dorchester and Roxbury in the Grove Hall IDA. Property has multiple use options including Preschool, Office, Warehouse, General Retail, Outdoor Sales and Others. Current building has approximately 14,000 SF of usable space (8,186 SF on main level; 6,000 SF on lower level). 2.0 FAR offers potential for a possible 47,000 +/- Sq Ft. Drive-in access to lower level from a prior use and 4 separate entrances to accommodate multiple tenants. New roof in 2019. Some demo has been completed and mechanical and electrical updates have been started. Please call or text listing agent for details and tours.

List Office: Coldwell Banker Realty - Belmont (617) 484-5300
Sale Office: Coldwell Banker Residential Brokerage - Belmont (617) 484-5300

List Agent: Albert Bouchie (617) 908-6775
Sale Agent: Albert Bouchie (617) 908-6775



x25

MLS #: 72791068

815-823 Boylston St
Brookline, MA: Chestnut Hill 02467

DOM: 6 **DTO:** 6
List \$/SqFt: \$274.19
Sold \$/SqFt: \$247.58

Type: Commercial
Space Available: For Sale
Acres: 0.14 (6,212 SqFt)

Status: SLD

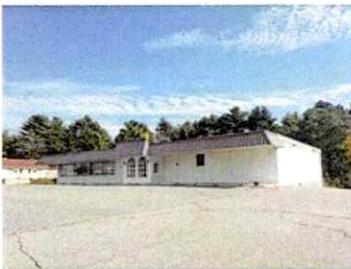
Sale Price: \$1,535,000
Sold Date: 05/14/2021
Off Mkt: 03/07/2021

List Price: \$1,700,000
List Date: 03/01/2021
Taxes: 2021 \$24,043
Total Sqft: 6,200 SqFt
Parking: 5
Buildings: 1
Stories: 1
Units:

Remarks: Calling all investors and retail end users! Retail strip available in Chestnut Hill right on Route 9. This is a transit-oriented development site and offers tremendous visibility from Route 9. Approximately 6,200 sqft in total. Available after 40 years of being occupied by the same tenant. Currently leased to Joseph Van Bente Furnituremakers and Boston Glass. Boston Glass plans to leave at end of May. They were mid-construction of their space and decided to move to a larger space. The space will be finished before transfer of sale. Comes with approximately 5-6 off-street parking spaces in rear of building. Floorplans attached. The Chestnut Hill Green Line Station is within walking distance. This is a great owner/end user opportunity. Close proximity to Chestnut Hill Square and "The Street" premier shopping center. Do not miss this opportunity! Not many retail buildings have been available in Brookline for years.

List Office: Red Tree Real Estate (617) 487-8015
Sale Office: Red Tree Real Estate (617) 487-8015

List Agent: Adam Kotkin (617) 694-7356
Sale Agent: Adam Kotkin (617) 694-7356



x21

MLS #: 72587128

2210 Providence Highway
Walpole, MA 02081

DOM: 295 **DTO:** 295
List \$/SqFt: \$279.00
Sold \$/SqFt: \$270.00

Type: Commercial
Space Available: For Sale
Acres: 0 (1.53 SqFt)

Status: SLD

Sale Price: \$1,350,000
Sold Date: 12/06/2021
Off Mkt: 05/20/2021

List Price: \$1,395,000
List Date: 10/31/2019
Taxes: 2020 \$1
Total Sqft: 5,000 SqFt
Parking: 100
Buildings: 3
Stories: 1
Units:

Remarks: 5,000 SF commercial building for sale right on Route 1 in Walpole. Just south of the Route 1 and Pine Street intersection. The 5,000 SF building will be delivered vacant and "as is." There is a full basement (in addition to the 5,000 SF) that can be accessed through a garage at the rear of the property. The property is located on three parcels that total 1.53 acres. Additional neighboring land can be made available for sale, please call or email for more details. This opportunity fronts Route 1 and is only 1.4 miles from Gillette Stadium. 1.5 miles from the I-95 Route 1 Interchange (Exit 9). Buyer/Seller/Broker/Agent to perform any and all due diligence. Marketing Flyer is not factual and should not be relied upon.

List Office: DMG Brokerage, LLC (781) 591-3232 Ext. 700
Sale Office: Commonwealth Commercial Advisors, Inc. (617) 596-7833

List Agent: Dan Gardner (781) 591-3232
Sale Agent: Stefan Frey (617) 596-7833



x39

MLS #: 72744973 700

Washington St Dedham,
MA 02026 **DOM:** 30

DTO: 16 **List \$/SqFt:**

Sold \$/SqFt:
\$376.07

Type: Office

Space Available: For Sale

Acres: 0.93 (40,706 SqFt)

Status: SLD

Sale Price: **\$1,100,000**

Sold Date: 09/01/2021

Off Mkt: 11/16/2020

List Price: **\$1,299,000**

List Date: 10/18/2020

Taxes: 2020 \$17,461

Total Sqft: **2,925**

Parking: 28

Buildings: 1

Stories: 2

Units:

Remarks: RARE OFFERING! Medical office building consisting of 6,000 sq ft of space on 2 floors with approximately 40,000 sq ft of land on two lots of land providing ample parking, 28 parking spots and room for more, also **potential expansion or redevelopment.** Top floor is a medical office with reception area and multiple examining rooms. Lower level was once an MRI office and also a dental office. Located on a bus line and very close to Route 128. 3 phase electric in building with gas. Longtime general medical practice retiring, will be delivered vacant. Incredible location with high visibility and high traffic count. Both floors are handicap accessible. This building and location has many possibilities. Great 1031 Exchange candidate!. Don't wait!

List Office: Olde Towne Real Estate Co. (617) 288-8888

Sale Office: Olde Towne Real Estate Co. (617) 288-8888

List Agent: John O'Toole (617) 201-7866

Sale Agent: John O'Toole (617) 201-7866



x3

MLS #: 73075826

77 Cedar Street
Dedham, MA 02026

DOM: 35 **DTO:** 29

List \$/SqFt:

Sold \$/SqFt:

Type: Commercial

Space Available: For Sale

Acres: 0.14 (6,155 SqFt)

Status: SLD

Sale Price: **\$1,250,000**

Sold Date: 08/08/2023

Off Mkt: 03/03/2023

List Price: **\$975,000**

List Date: 02/02/2023

Taxes: 2023 \$18,871

Total Sqft:

Parking: 0

Buildings: 1

Stories: 1

Units:

Remarks: ALL OFFERS DUE THURSDAY 2/16/23. The property is 0.14 ± acre site located in Oakdale Square on the corner of Sanderson Avenue and Cedar Street. The site is improved with a 5,983 ± SF single-story retail store block. The building is currently vacant, but is leased to a national chain through March 2024. The tenant will continue to pay their rent through the end of their lease. The current lease gives investors existing income while they reposition the property with a new tenant. The property also has the flexibility for owner/occupants to purchase the building for their existing business. 77 Cedar Street represents an excellent opportunity for an investor or owner/user to acquire an attractive retail property in Dedham, MA. FOR ADDITIONAL INFORMATION AND SHOWINGS SEE FIRM REMARKS

List Office: Carl Christie (617) 942-1137

Sale Office: Bantry Way Brokerage LLC (617) 268-4237

List Agent: Carl Christie (617) 942-1137

Sale Agent: Kevin Coughlin (857) 266-3046



x9

MLS #: 72717298

278 Union St
Walpole, MA 02032

DOM: 107 **DTO:** 107

List \$/SqFt: \$190.00

Sold \$/SqFt: **\$162.00**

Type: Office

Space Available: For Sale

Acres: 0.72 (31,211 SqFt)

Status: SLD

Sale Price: **\$810,000**

Sold Date: 03/08/2021

Off Mkt: 11/30/2020

List Price: **\$950,000**

List Date: 08/15/2020

Taxes: 2020 \$16,034

Total Sqft: 5,000 SqFt

Parking: 30

Buildings: 1

Stories: 1

Units:

Remarks: 278 Union Street is a 5,000 +/- SF, fully renovated, medical office building, directly off of Route 1, on .72 Acres. Sale Price: \$950,000

List Office: Atlantic Commercial Real Estat... (781) 551-8888 Ext. 1

Sale Office: Atlantic Commercial Real Estat... (781) 551-8888 Ext. 1

List Agent: Mark Kearins

Sale Agent: Mark Kearins

Commercial Listings: 17 **Avg. List \$:** \$4,659,647 **Avg. DOM:** 67.47 **Avg. DTO:** 62.88 **Avg. Sale \$:** \$4,165,021

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc.

Listing Statistics

By Town	# Listings	Avg. List \$	Avg. List \$/SqFt	Avg. Original \$	Avg. Orig\$/SqFt	Avg. Sale \$	Avg. Sale \$/SqFt	Avg. SqFt	Avg. DTO	Avg. DOM
Commercial	12	\$1,797,408.33	\$144.10	\$1,988,241.67	\$190.64	\$1,642,833.33	\$134.40	16225.42	148.08	156.42
Attleboro	8	\$1,304,250	\$156.82	\$1,579,250	\$225.71	\$1,292,375	\$149.29	13322.13	203.5	209.13
North Attleboro	4	\$2,783,725	\$118.65	\$2,806,225	\$120.49	\$2,343,750	\$104.63	22,032	37.25	51

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc.