

FOR SALE
OFFICE BUILDING



WINTER STREET BUSINESS CONDO

42 WINTER ST, PEMBROKE, MA 02359

For More Information

DAVE ELLIS, SIOR

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OLIVER OLSSON

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OFFERING SUMMARY

| | |
|------------------|------------------|
| Sale Price: | \$949,000 |
| Building Size: | 104,000 SF |
| Available SF: | 2,000 - 4,752 SF |
| Number of Units: | 1 |
| Rent / SF: | \$26.00 |
| Year Built: | 2005 |
| Renovated: | 2022 |

PROPERTY OVERVIEW

Newly renovated and fully furnished, turn-key office condo in well managed Campus-Style Business Park. Easy access to Route 3 with nearby amenities along Route 139 in Marshfield/Pembroke area. 2nd Floor and Elevator Accessible.

PROPERTY HIGHLIGHTS

- 7 Private offices
- 1 training room
- 2 bullpen areas
- Private bathrooms
- Private kitchen + kitchenette
- Reception and ample storage.



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ADDITIONAL PHOTOS

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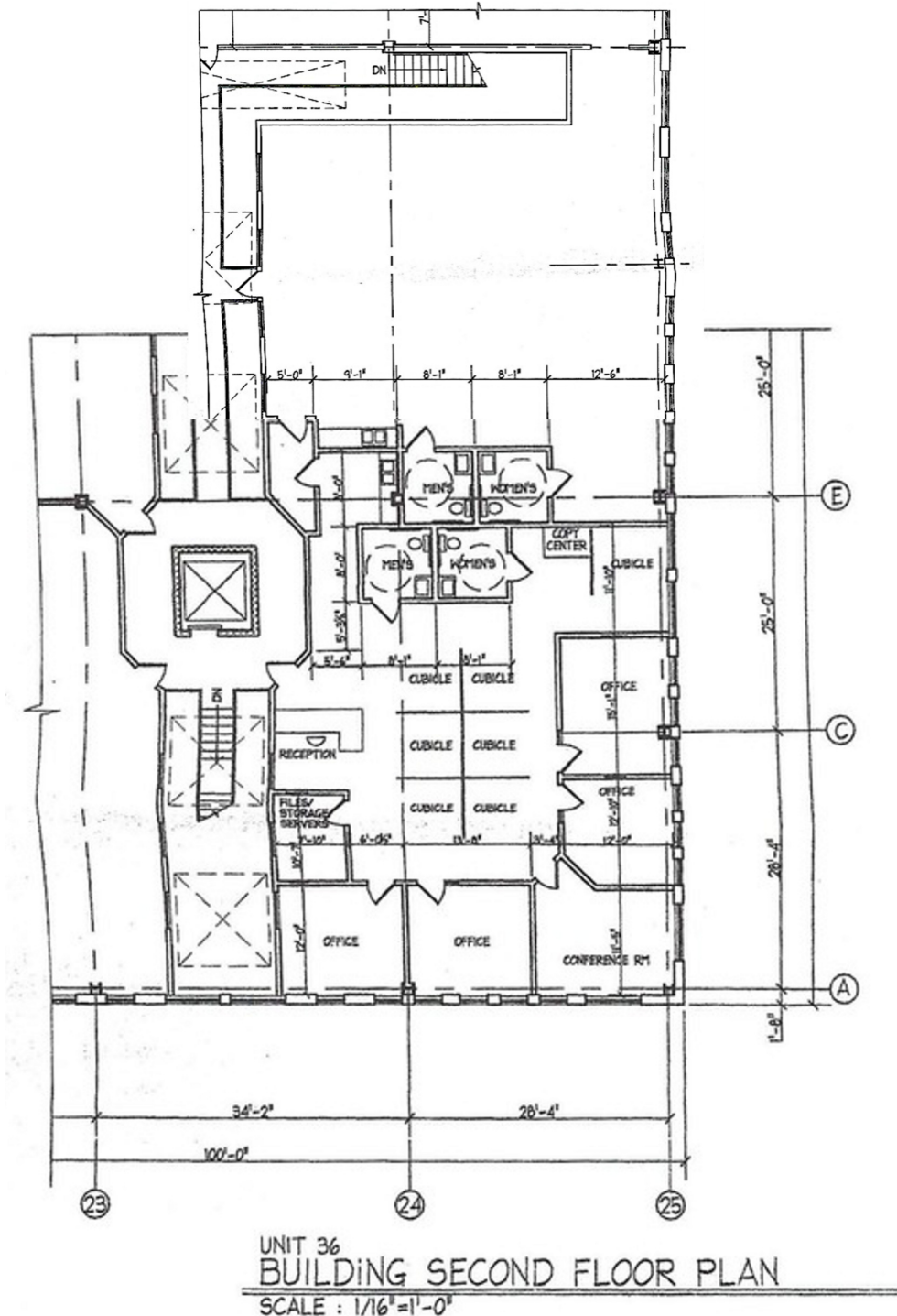
WINTER STREET BUSINESS CONDO



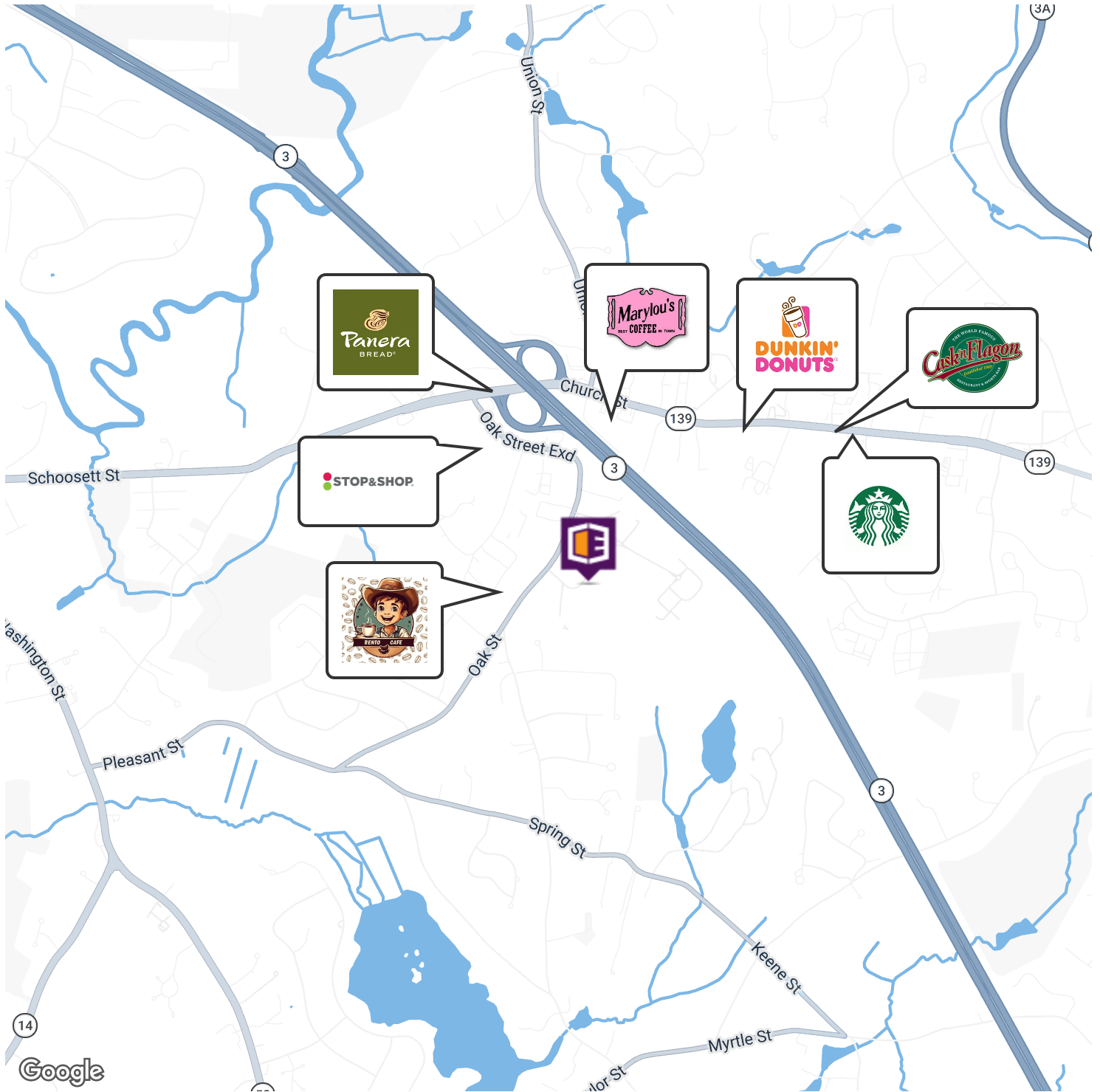
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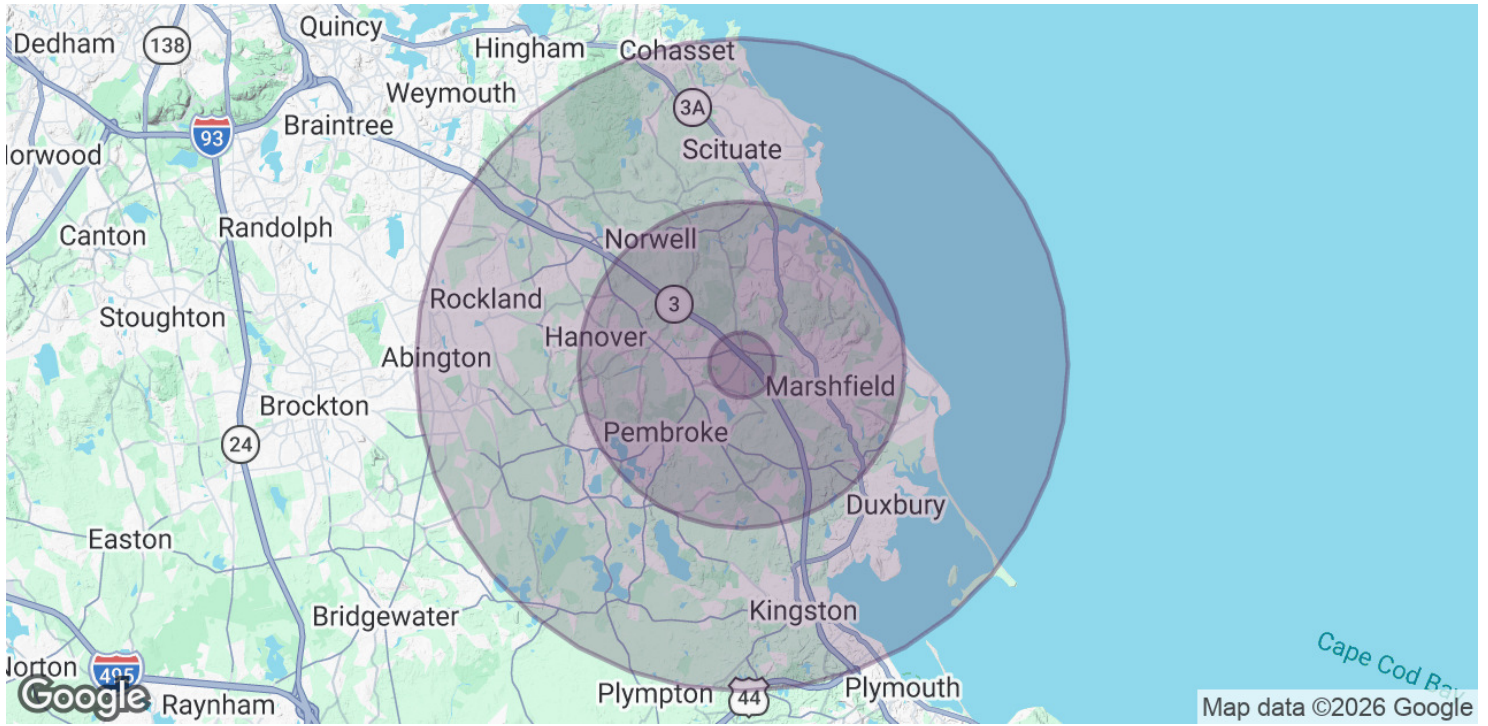
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,607 | 55,208 | 198,683 |
| Average Age | 49.1 | 44.5 | 44.7 |
| Average Age (Male) | 46.8 | 42.4 | 42.9 |
| Average Age (Female) | 51.1 | 45.8 | 45.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,148 | 20,476 | 75,754 |
| # of Persons per HH | 2.3 | 2.7 | 2.6 |
| Average HH Income | \$148,564 | \$177,966 | \$171,344 |
| Average House Value | \$596,774 | \$696,292 | \$680,657 |

* Demographic data derived from 2020 ACS - US Census



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