

MEDICAL OFFICE BUILDING
FOR SALE



MARSHFIELD MEDICAL & DENTAL CENTER

435 FURNACE ST,
MARSHFIELD, MA 02050

DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

HAILEY MINICUCCI

781.919.0800 x724
hminicucci@ellisrealtyadvisors.com

EXECUTIVE SUMMARY

MARSHFIELD MEDICAL & DENTAL CENTER



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	8,396 SF
Available SF:	1,100 - 2,500 SF
Lot Size:	1.003 Acres
Number of Units:	5
Year Built:	1973
Zoning:	R-1

PROPERTY OVERVIEW

Introducing a prime investment or owner-user opportunity at 435 Furnace St, Marshfield, MA. The 8,396 SF building was built in 1973 and renovated over the last 10 years. Lots of opportunity for a value-add investor or medical office user to stabilize tenancy, finish the 2nd floor space and make cosmetic updates. The building is located just minutes to Route and has strong traffic counts from the corner of Forest and Furnace Street.

PROPERTY HIGHLIGHTS

- 8,396 SF Medical Office building
- 5 units with unfinished 2nd floor
- Renovated within last 10 years
- Ample Parking
- Strategic location in Marshfield area



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ADDITIONAL PHOTOS

MARSHFIELD MEDICAL & DENTAL CENTER



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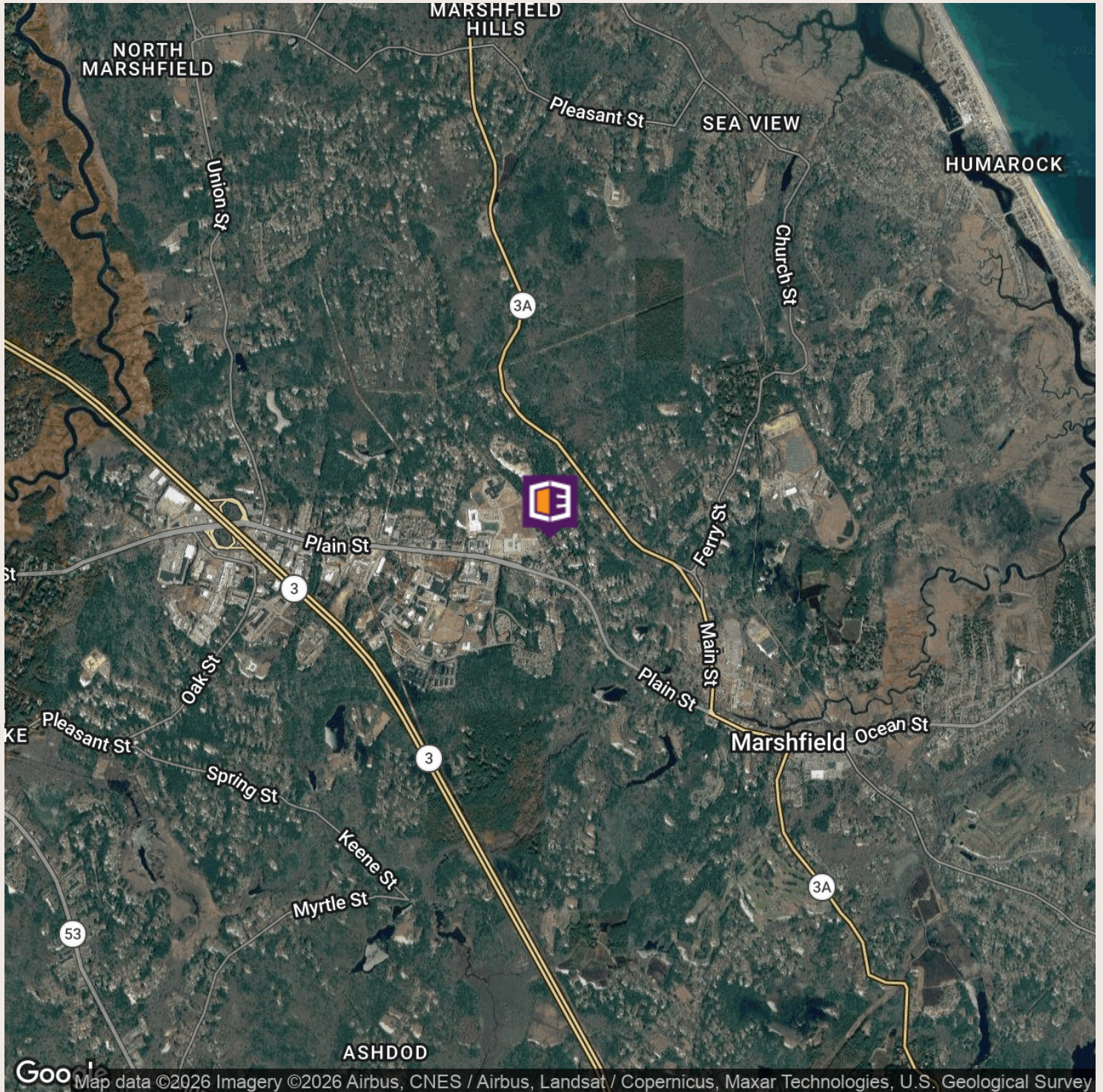
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LOCATION MAP

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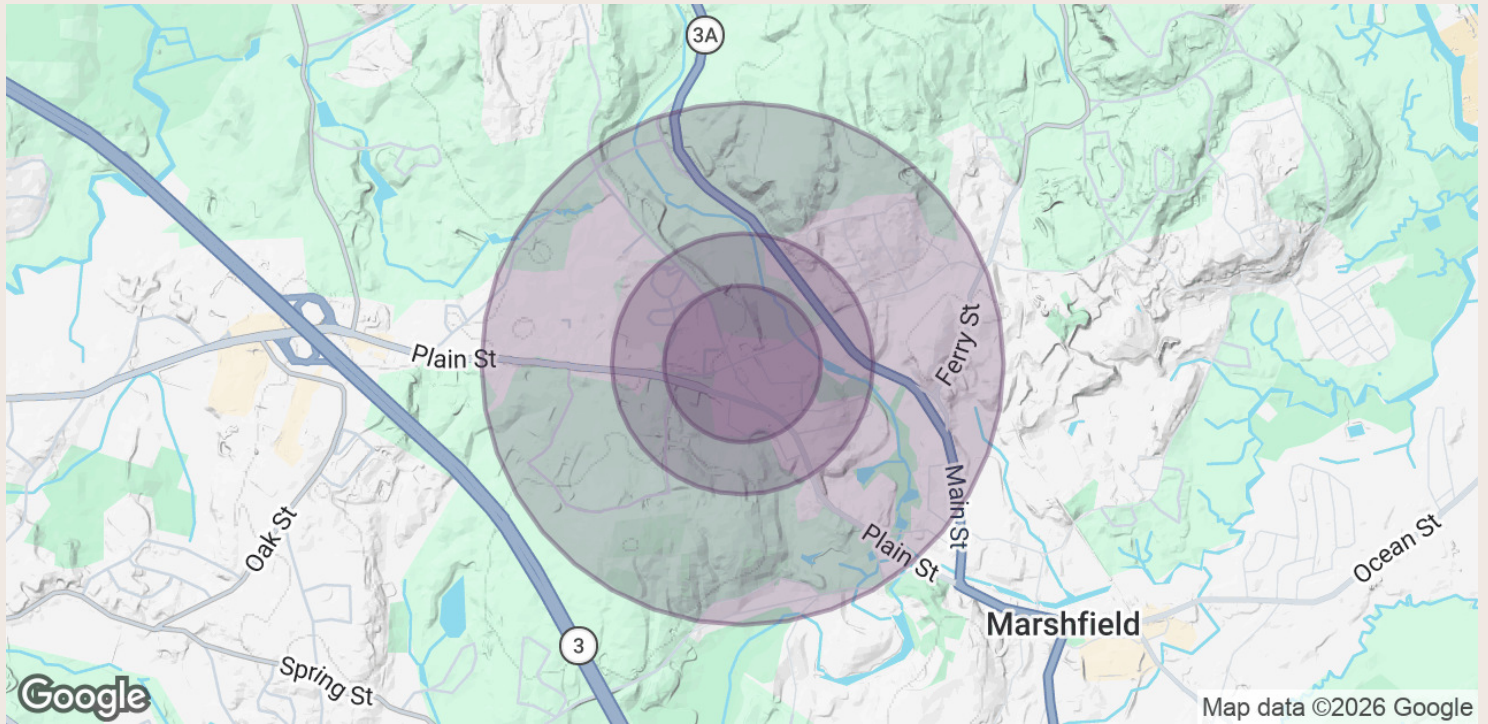
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	142	861	3,065
Average Age	48	45	45
Average Age (Male)	47	44	44
Average Age (Female)	50	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	372	1,306
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$144,630	\$132,329	\$129,173
Average House Value	\$676,427	\$623,000	\$627,294

2020 American Community Survey (ACS)



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