

FOR SALE
OFFICE BUILDING



ALDEN PARK CONDOMINIUMS SUITE 4

475 SCHOOL STREET, MARSHFIELD, MA 02050

KERRICK PIERCE

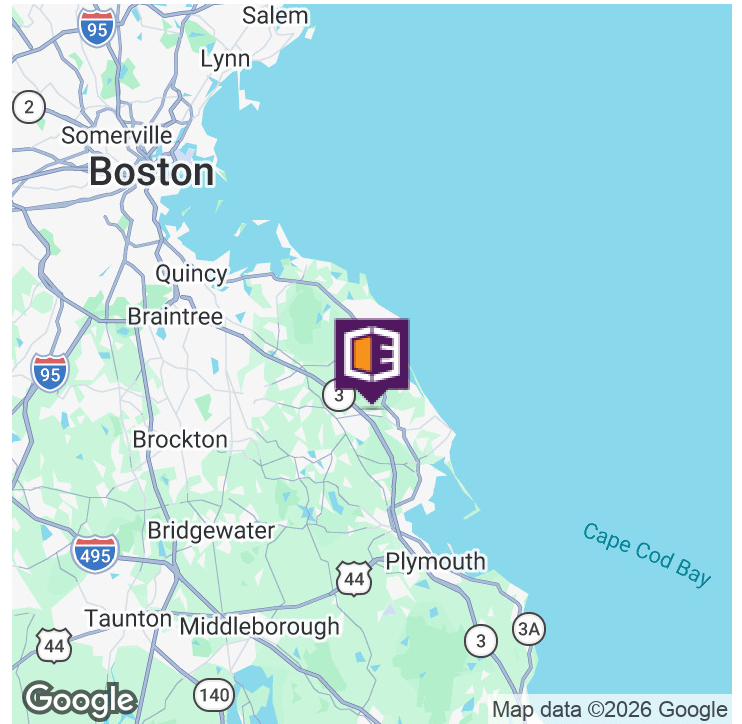
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For More Information



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OFFERING SUMMARY

Sale Price:	\$165,000
Building Size:	684 SF
Price / SF:	\$241.23
Year Built:	1988

PROPERTY OVERVIEW

Well-maintained and managed office complex offers plenty of parking and a second floor 684 SF office condo.

Ideal setup for therapists, attorneys, counselors, accountants, or any small business seeking an affordable alternative to leasing. Low condo fees and a solid, reputable complex. Excellent location, convenient access, ample parking, and a manageable footprint.

PROPERTY HIGHLIGHTS

- New Roof as of 2024
- Possibility to expand into adjacent unit which is an additional 684 SF
- 684± SF office condominium
- Professional office space ideal for therapists, attorneys, counselors, accountants, and similar uses
- Several private offices, bullpen area, reception, and conference room
- Exclusive restroom
- Excellent visibility along Route 139 with convenient access to Route 3
- Ample on-site parking and low condominium fees
- Located near retail and local amenities
- Turnkey opportunity for owner-occupiers or investors

ADDITIONAL PHOTOS

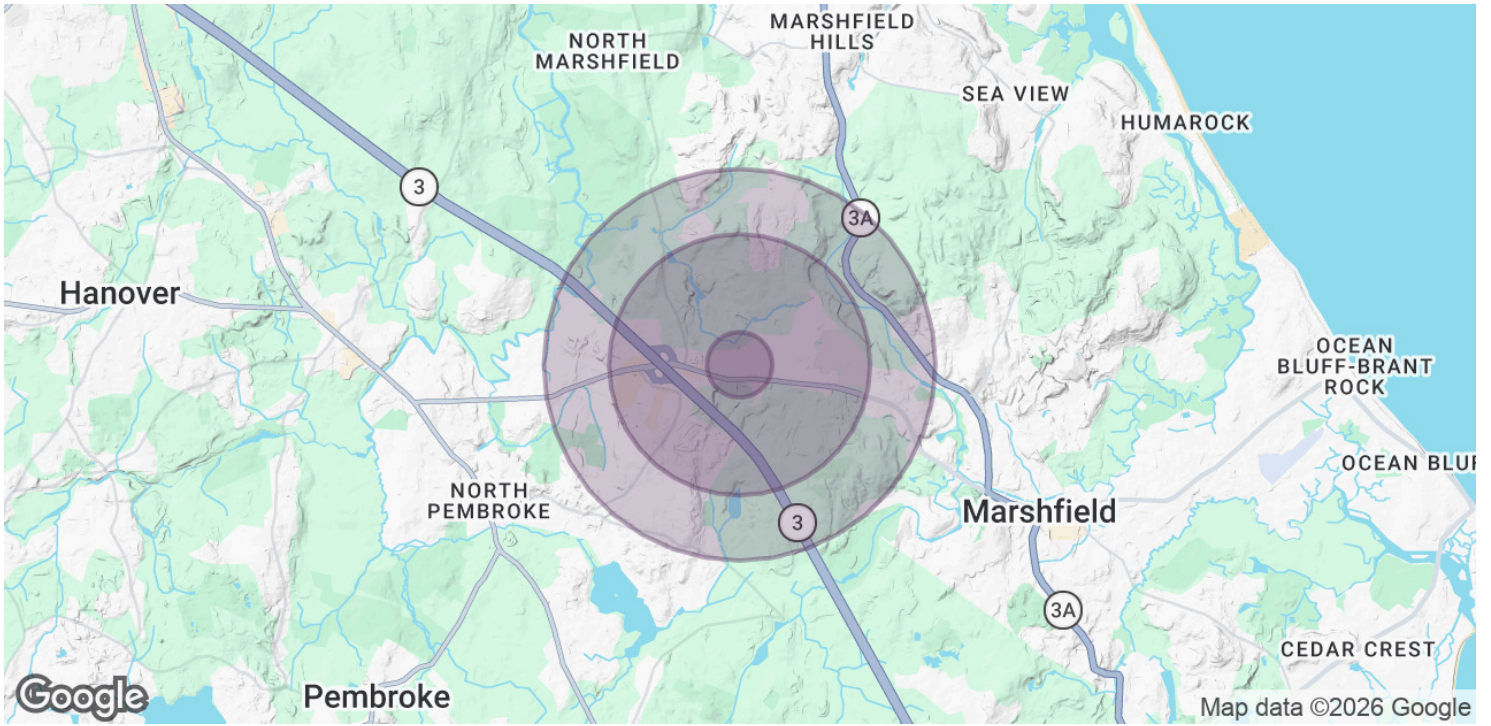
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POPULATION	0.25 MILES	1 MILE	1.5 MILES
Total Population	189	2,799	5,679
Average Age	37.6	41.6	43.8
Average Age (Male)	36.8	39.9	42.1
Average Age (Female)	39.1	43.8	45.6

HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	1.5 MILES
Total Households	88	1,278	2,485
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$127,067	\$133,511	\$149,418
Average House Value	\$629,433	\$623,616	\$636,905

2023 American Community Survey (ACS)