

Gateway Auto Clinic

2544 Cranberry Hwy, Wareham, MA 02571

FOR SALE



PROPERTY DESCRIPTION

Explore a prime retail investment opportunity in Wareham, MA, with this impressive 6,300 SF building. Originally built in 1989 and recently renovated in 2025, the property boasts 100% occupancy and offers strong investment potential. With its prime location and high visibility, this modernized, well-maintained retail space presents a turnkey opportunity for investors seeking a strategic foothold in the thriving retail market of Wareham. Don't miss the chance to own a sought-after retail property in this bustling area, positioned for long-term success and profitability in the vibrant retail landscape.

PROPERTY HIGHLIGHTS

- 6,300 SF retail building
- Built in 1989, renovated in 2025
- Prime location in Wareham
- Active business
- High visibility
- To be delivered vacant

OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	7.06 Acres
Building Size:	6,300 SF
NOI:	\$124,236.00
Cap Rate:	8.57%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	194	755
Total Population	133	527	1,920
Average HH Income	\$138,073	\$124,356	\$116,681

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Additional Photos

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Location Map

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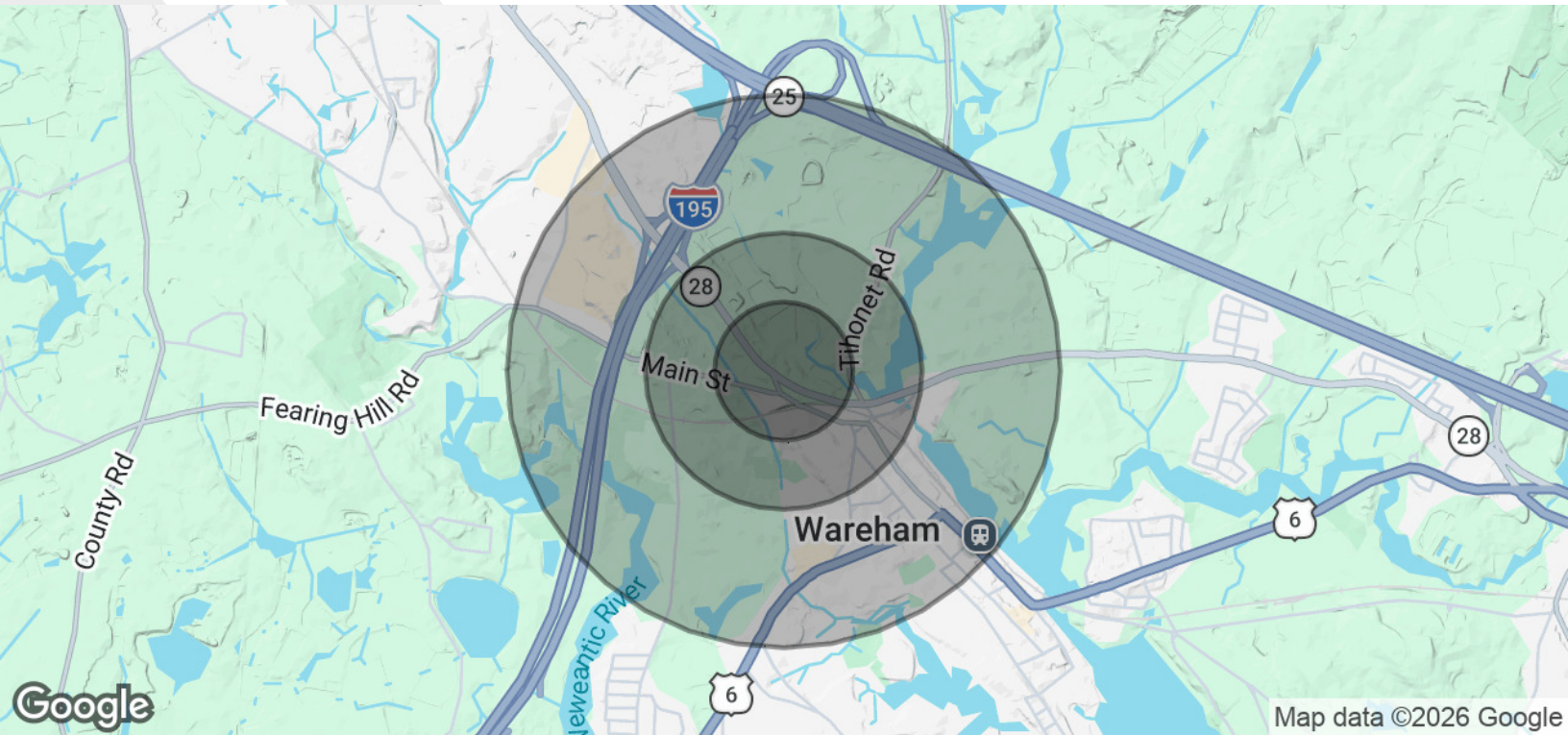


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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	133	527	1,920
Average Age	41.7	42.3	46.8
Average Age (Male)	47.6	49.1	50.6
Average Age (Female)	42.5	43.0	47.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	194	755
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$138,073	\$124,356	\$116,681
Average House Value	\$505,408	\$470,983	\$441,847

2023 American Community Survey (ACS)

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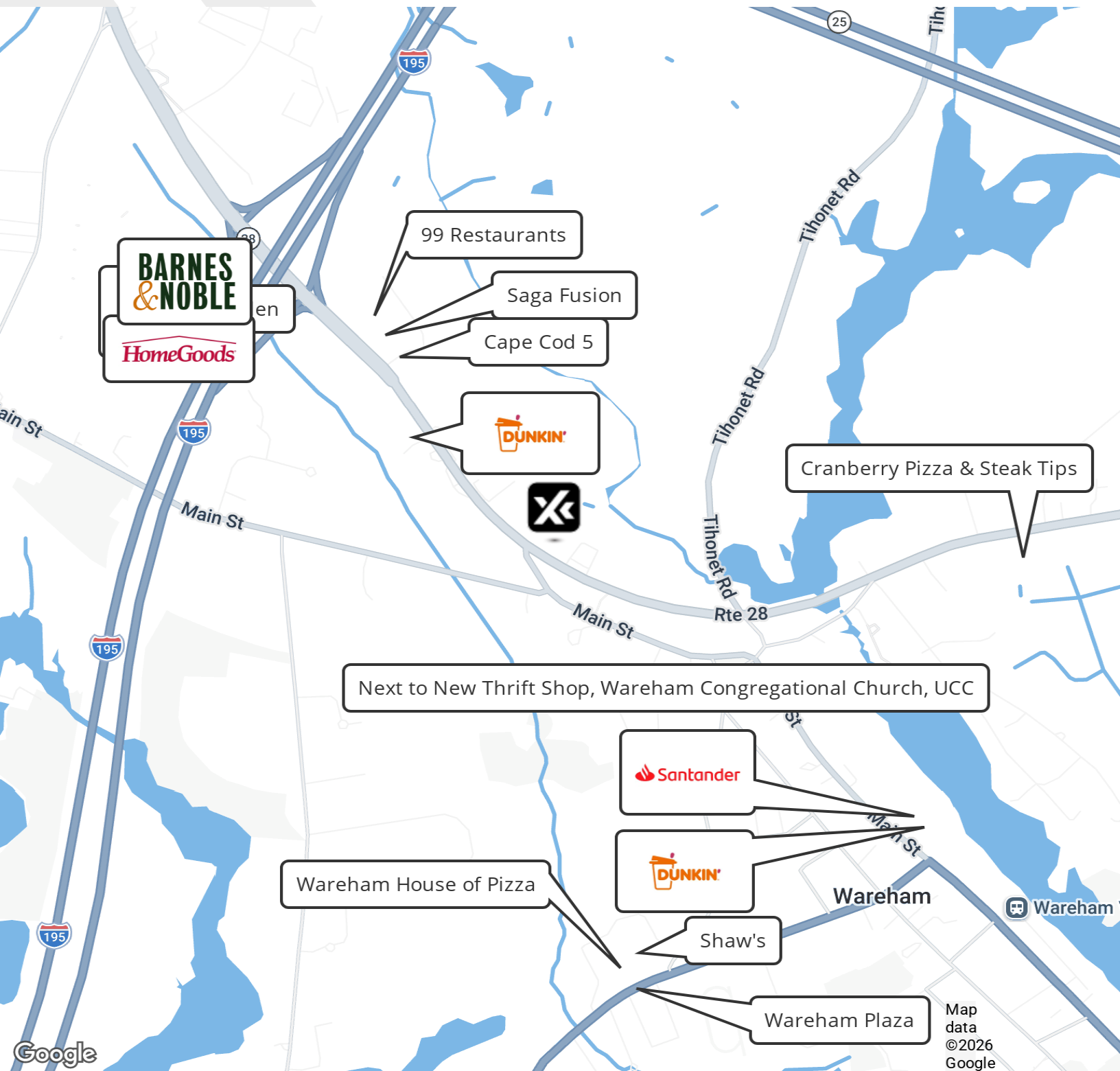


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Retailer Map

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Meet the Team

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