



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$1,100,000

FOR LEASE - \$10 SF

9,600 +/- SF Retail/Industrial

863 Plain Street, Marshfield, MA 02050



- Established Commercial Location
- Ample Parking
- Prominent Visibility and Signage
- High Traffic Area (20,000 cars per day)
- Convenient to Route 3, Boston, South Shore, Cape Cod
- Nearby Retail, Banks and Shopping Plaza

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230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

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www.hartelrealty.com



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Executive Summary

Property Address: 863 Plain Street, Marshfield, MA 02050

Assessor's Reference: Map: 0D10, Block: 0002, Lot: 0004

FY 2011 Assessments: Land: \$372,800
Improvements: \$529,900
Total Assessment: \$902,700

Tax Bill FY 2011 \$10,191

Year Built: 1960

Building Area: 9,660 SF

Land Area: 40,075 SF 0.92 Acres

Zoning Industrial 1

Previous Property Use: Retail

Lease Type: NNN

Rent: \$10/SF/YR



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Detailed Summary

Floor Levels	1
Parking for Property	Paved Lot
Number of curb cuts	2
Town Sewer or Private Septic	Septic
Town Water or Well	Town Water
Heating Type	Natural Gas, FHA
Air Conditioning	Yes
Overhead Doors	2
Building Exterior	Brick
Roof	Tar and Gravel



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Property Description

General Site Overview:

The town of Marshfield is on the South Shore of Massachusetts, approximately 29 miles south of Boston. A collection of eight villages, three rivers and nine beaches comprise the 31 square mile town, named for the many salt marshes that border the town. Route 3 and Route 39 are the main thoroughfares.

Neighborhood Description:

Plain Street is also known as Route 139, which runs directly off Route 3, handy to Boston and Cape Cod. Route 139 has an average traffic count of over 20,000 cars per day and is home to commercial businesses, including Copeland Lumber, Perfect Sound, Sullivan Tire and New England Electrical. Nearby retail stores include Kohl's, Staples, Sovereign Bank and North River Shopping Plaza, all less than one mile away.

Property Description:

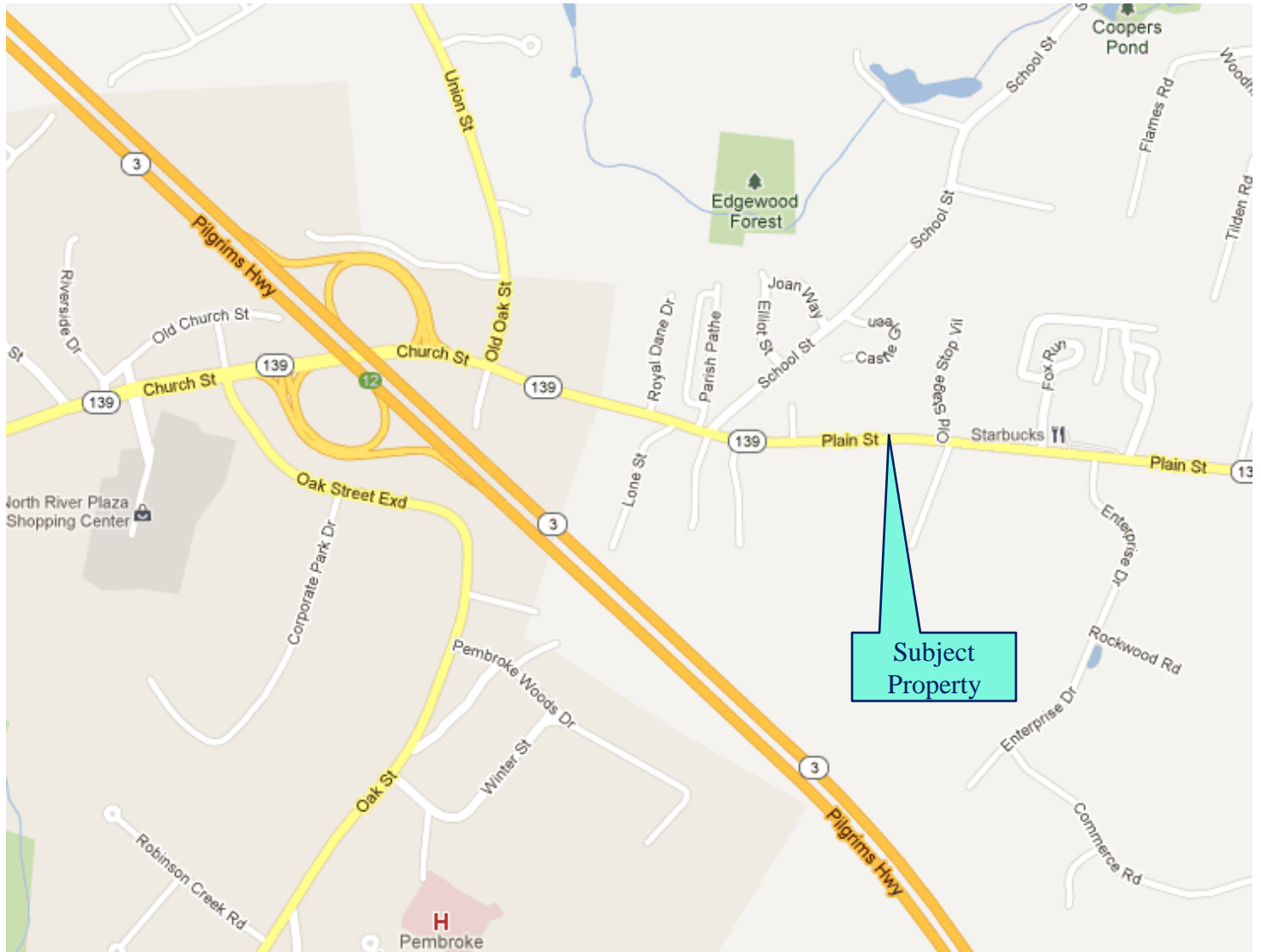
863 Plain Street formerly housed Joseph's Hardware and is suitable for most retail or industrial purposes. Less than one mile from Route 3, the nearly one acre parcel offers a 9,600 +/- SF building featuring two baths, front showroom, multiple offices and garage space in the rear with two overhead doors.



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Area Map





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Area Satellite



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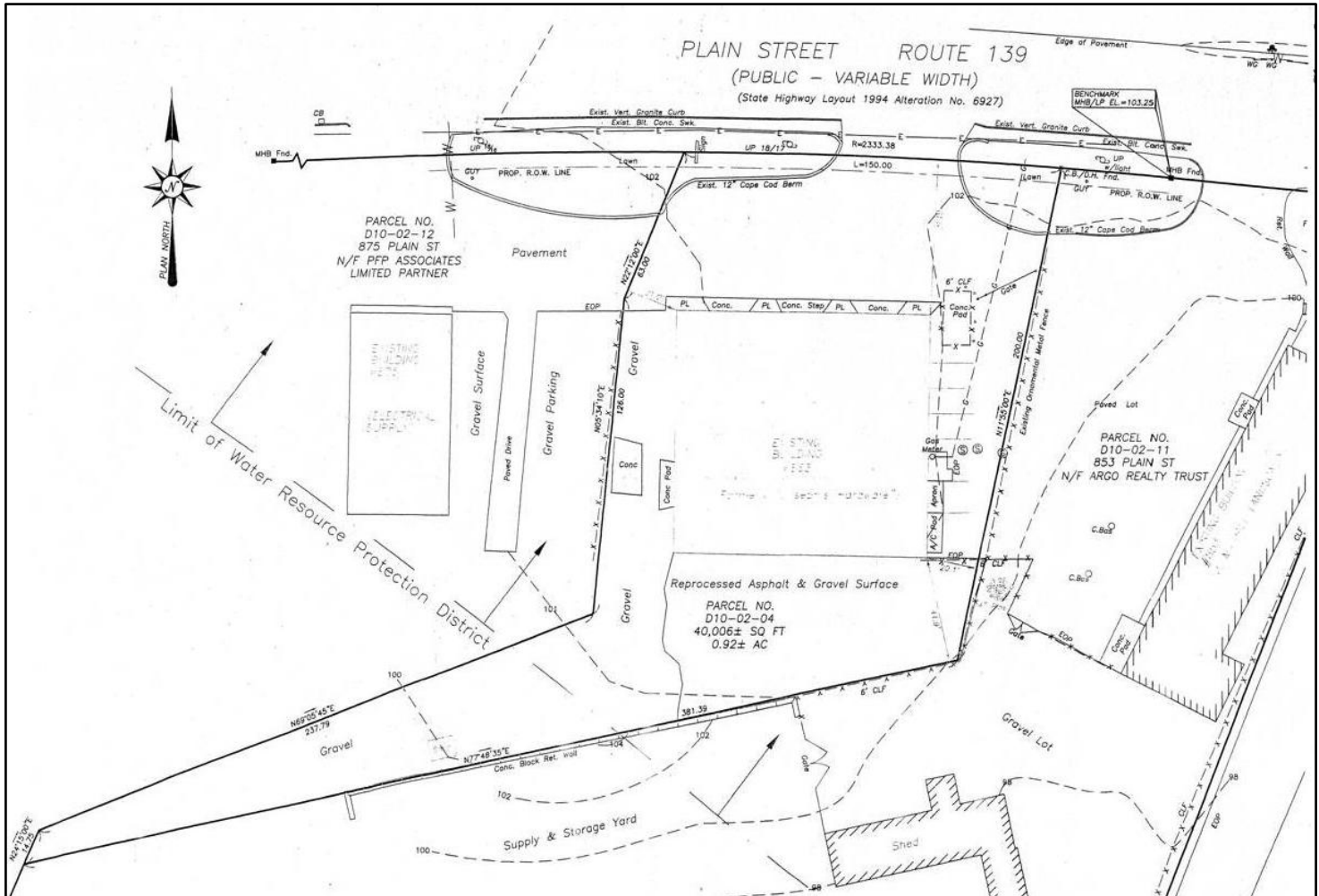
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Site Plan





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Photos



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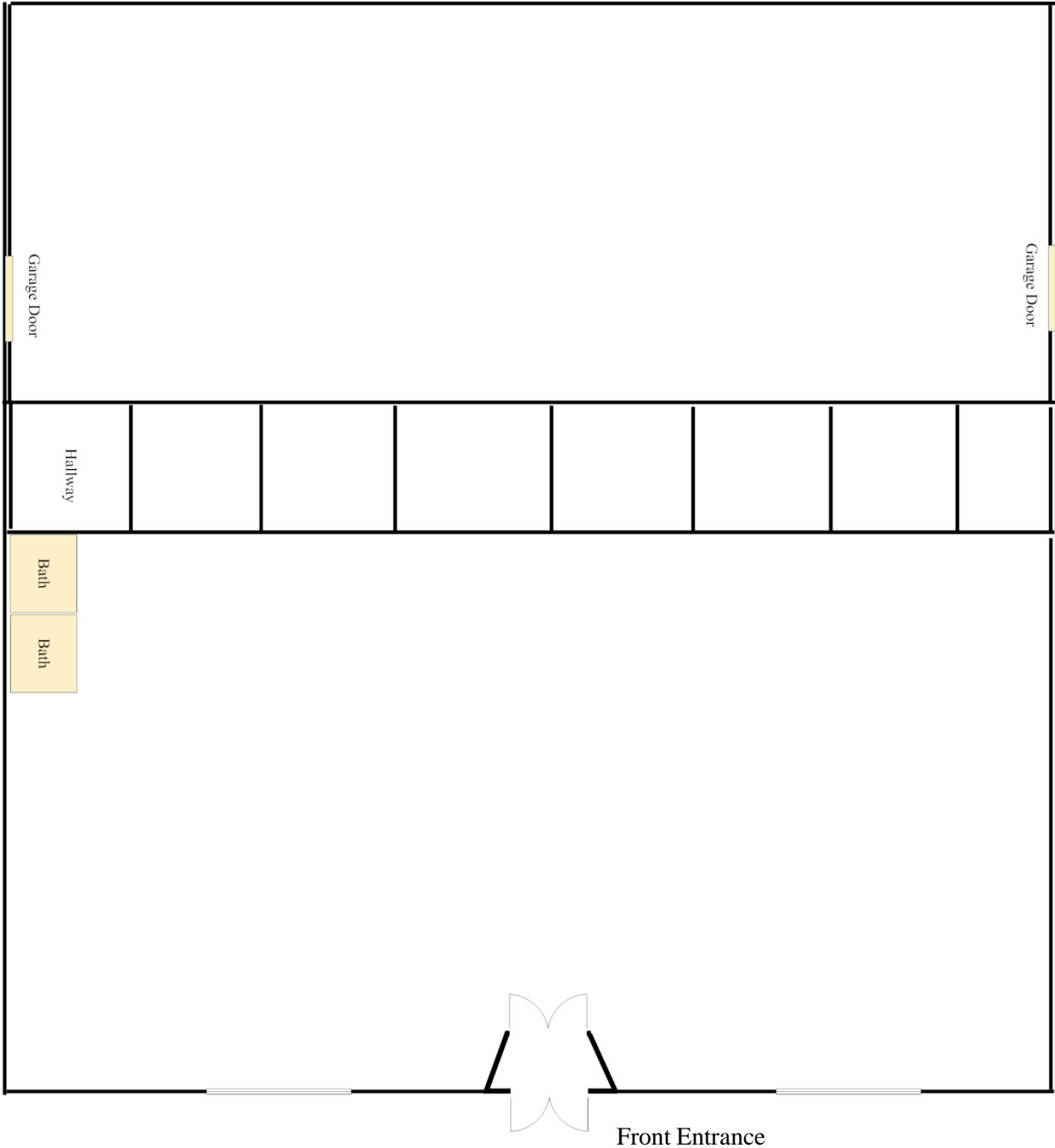


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Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.

Floor Plan