



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$999,000 - FOR LEASE - \$10 SF

9,600 +/- SF Retail/Industrial

863 Plain Street, Marshfield, MA 02050



- Established Commercial Location
- Ample Parking with Potential for Parking Expansion
 - Prominent Visibility and Signage
 - High Traffic Area (20,000/Cars/Day)
- Convenient to Route 3, Boston, South Shore, Cape Cod
 - Nearby Retail, Banks and Shopping Plaza

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA 02540** | 40 Willard Street, Unit 207, **Quincy, MA 02169**

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Executive Summary

Property Address:	863 Plain Street Marshfield, MA 02050
Assessor's Reference:	D10-02-04
FY 2013 Assessments:	Land: \$366,600 Improvements: \$529,900 Total Assessment: \$896,500
FY 2013 Taxes:	\$10,946.27
Year Built:	1960
Building Area:	9,552± SF
Land Area:	38,856± SF 0.89 Acres
Zoning	Industrial 1
Property Use:	Retail
Lease Type:	NNN
Rent:	\$10/SF/YR
For Sale:	\$999,000

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Detailed Summary

Floor Levels:	1
Parking:	Paved Lot
Curb Cuts:	2
Town/Private Septic:	Septic
Town/Well Water:	Town Water
Heat:	Natural Gas, FHA
A/C:	Yes
Overhead Doors:	2
Building Exterior:	Brick Veneer
Roof:	Tar and Gravel
Amenities:	-Ample Parking with Potential for Parking Expansion. -High Visibility -Road Signage -Convenient to Major Highway Route 3

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Property Description

General Site Overview:

The town of Marshfield is on the South Shore of Massachusetts, 29 miles south of Boston. Being a popular summer destination, Marshfield has a collection of eight villages (Marshfield Center, fieldston, Ocean Bluff, Rexhame, Brant Rock, Green Harbor, Marshfield Hills and North Marshfield), three rivers and nine beaches. It has 31.74 square miles of which 28.46 are land and 3.28 are water. Marshfield is named for the many salt marshes that border the town and not to mention a few members of the infamous “Aerosmith” band reside here. Route 3 and Route 39 are the main thoroughfares. Marshfield is bordered to the north by the town of Scituate, east by Massachusetts Bay, west by the town of Pembroke and south by the town of Duxbury.

Neighborhood Description:

Plain Street is also known as Route 139, which runs directly off Route 3, and is easily accessible 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 Sullivan Tire and Comcast. Nearby retail stores include Lowe’s Home Improvement, the 99 Restaurant, Bank of America, 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, a front showroom, multiple offices and garage space in the rear with two overhead doors. Road signage is available and there is potential for expanded parking.

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth**, MA 02540 | 40 Willard Street, Unit 207, **Quincy**, MA 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

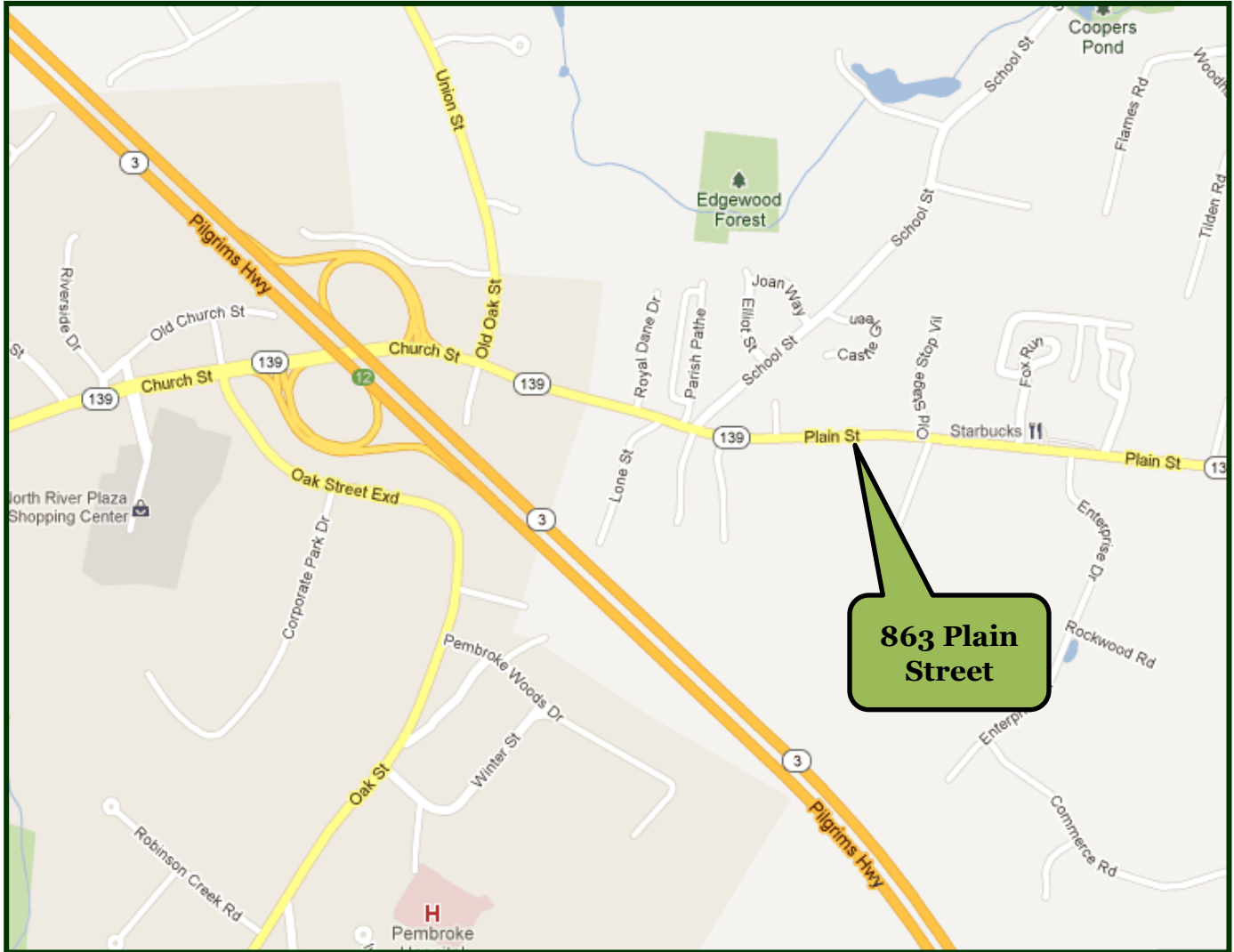
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Area Map



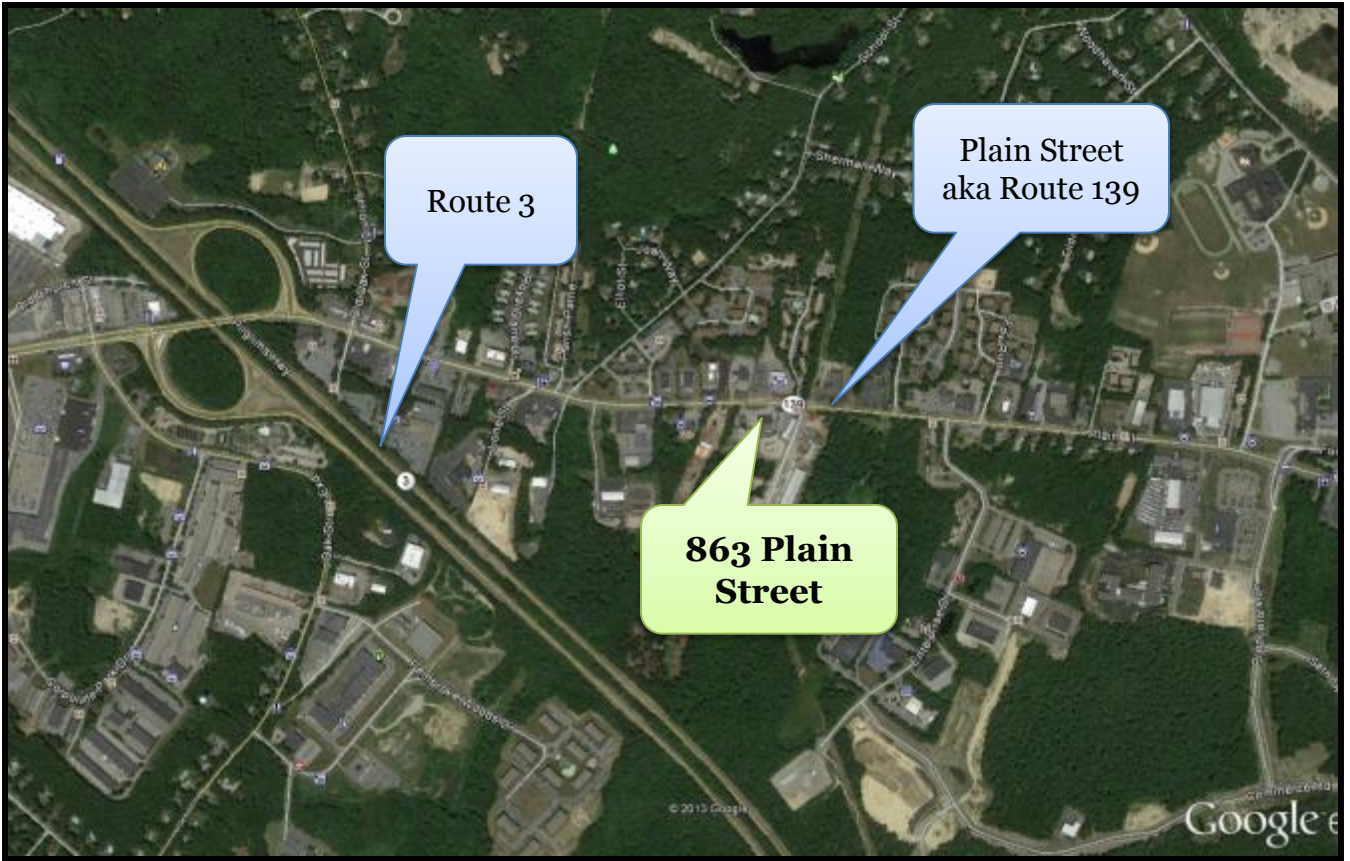
HARTEL COMMERCIAL REAL ESTATE
230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169
Main: (508) 444-0172 | Fax: (508) 548-2995
Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093
Email: Greg@HartelRealty.com or Anne@HartelRealty.com
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Area Satellite



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

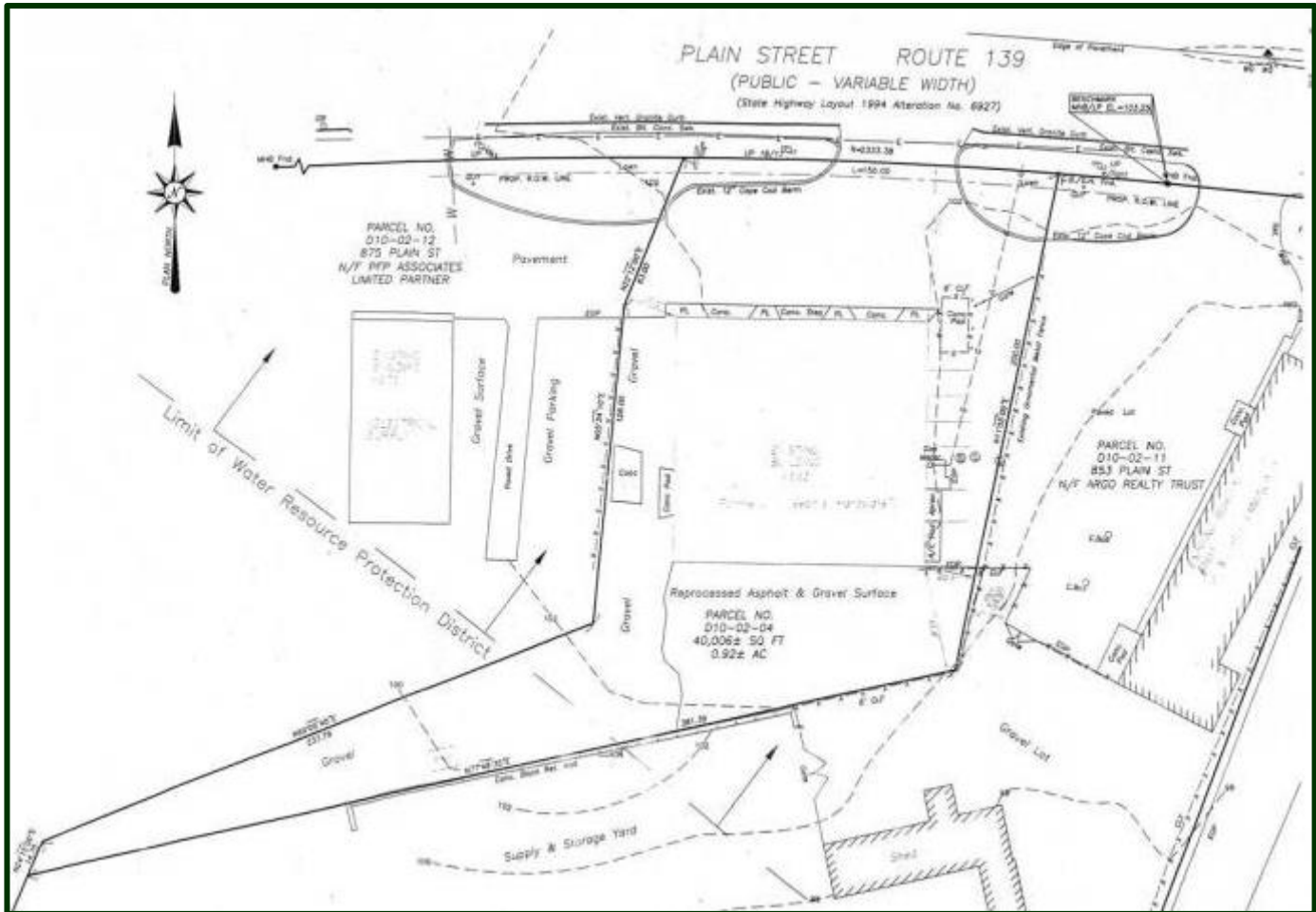
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Site Plan



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Photographs



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

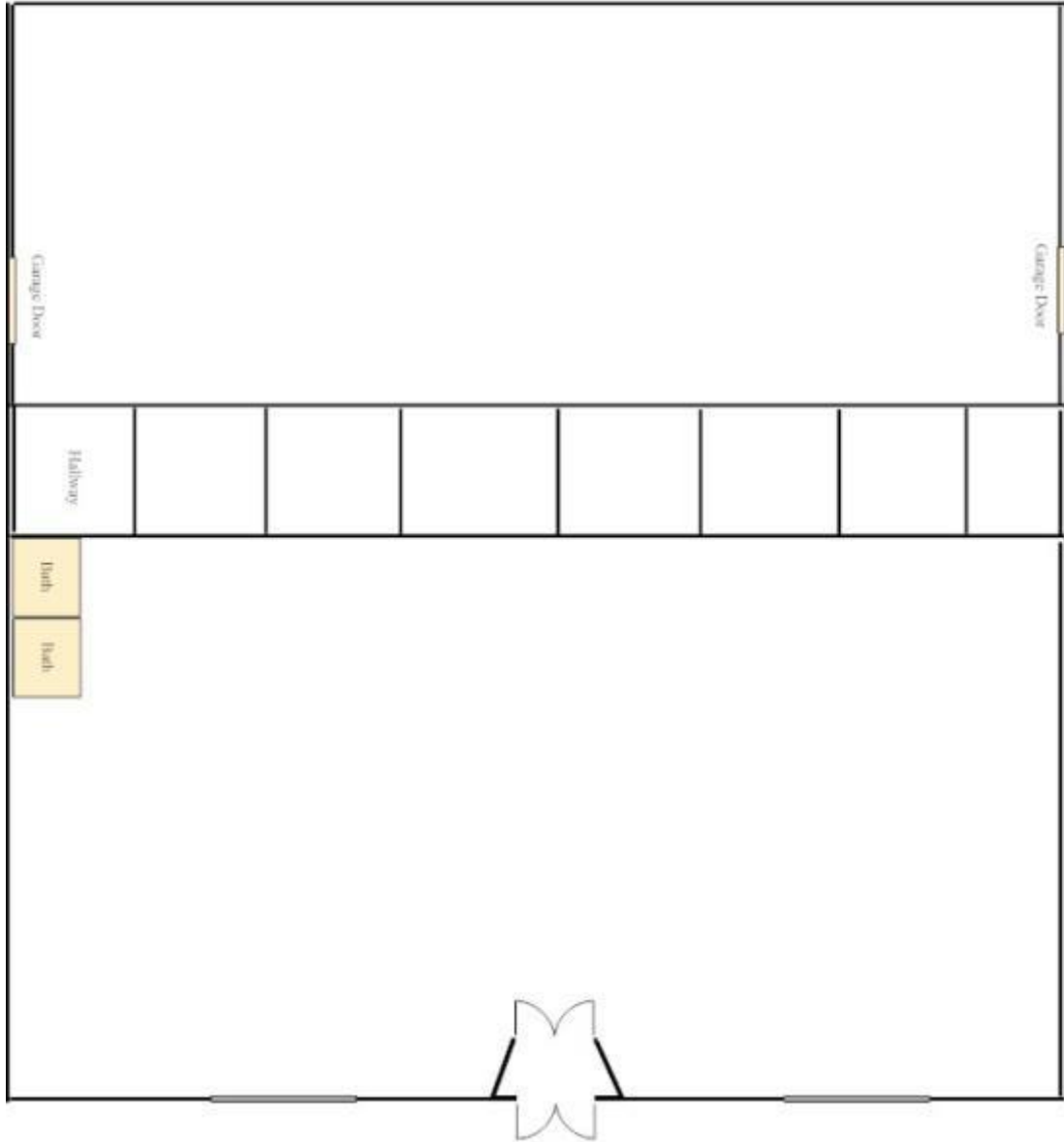
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Floor Plan



**863 Plain Street
Marshfield, MA**

*Measurements are Approximate
& Not to Scale*

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Anne Osterholm - Cell: 617-291-0093

Email: Greg@HartelRealty.com or Anne@HartelRealty.com

www.HartelRealty.com