



HARTEL REALTY

Strategic Real Estate Services

FOR SALE - \$495,000

12,483 +/- SF

Office/Medical

**Middleboro Professional Building
339 Center Street, Middleboro, MA**



- **Convenient Highway Access**
- **In-town location**
- **12 office suites, most with private baths**

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230 Jones Road, Unit 6, Falmouth, MA 02540

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

email: greg@HartelRealty.com

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Executive Summary

Property Address:	339 Center St, Middleboro, MA
Property Type	Office, Medical
Assessor's Reference:	Map: 50N, Lot: 5247
Tax ID #	50N 5247
Year Built:	1970
Tax Bill 2011:	\$8,981.28
Total Area:	12,483 SF +/-
Lot Size	0.67 Acres
Zoning:	Residential B



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Total Room Count	5
Number of Bathrooms	4 Public
Floor Levels	Two
Town Sewer or Private Septic	Town
Town Water or Well	Town
Heating Type	Electric Base Board, FHA (A/C)
Gutters	None
Additional Features	On-site parking
Basement	Full/Finished
Air Conditioning	Yes
Exterior	Brick, Vinyl, Pressed Board
Flooring	Carpet/Vinyl
Foundation	Concrete
Parking	30+ Spaces
Electrical	17 Individual Meters



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Property Description

General Site Overview:

The Middleboro Professional Building is located in Middleboro Center off Main Street. There is a mixture of commercial, banking, retail, residential and a church in the neighborhood. There is easy access to RT 495.

Complex Description:

Middleboro Professional Building is made up of 12 office Suites, most with private baths. There is ample on-site parking. The building is less than one mile away from downtown Middleboro and just a few minutes from Route 495.

Unit(s) Description:

339 Center Street is a 12,483 SF free standing brick building situated on a 0.67 acre lot. There are two floors which has a total of 12 offices, six on each floor. The roof is a flat rubber/stone style with plenty of parking in an asphalt paved driveway with 30+ parking spaces. The lower level has new carpet. The ceiling are drop and the heating system is electric baseboard with FHA A/C.

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Area Map



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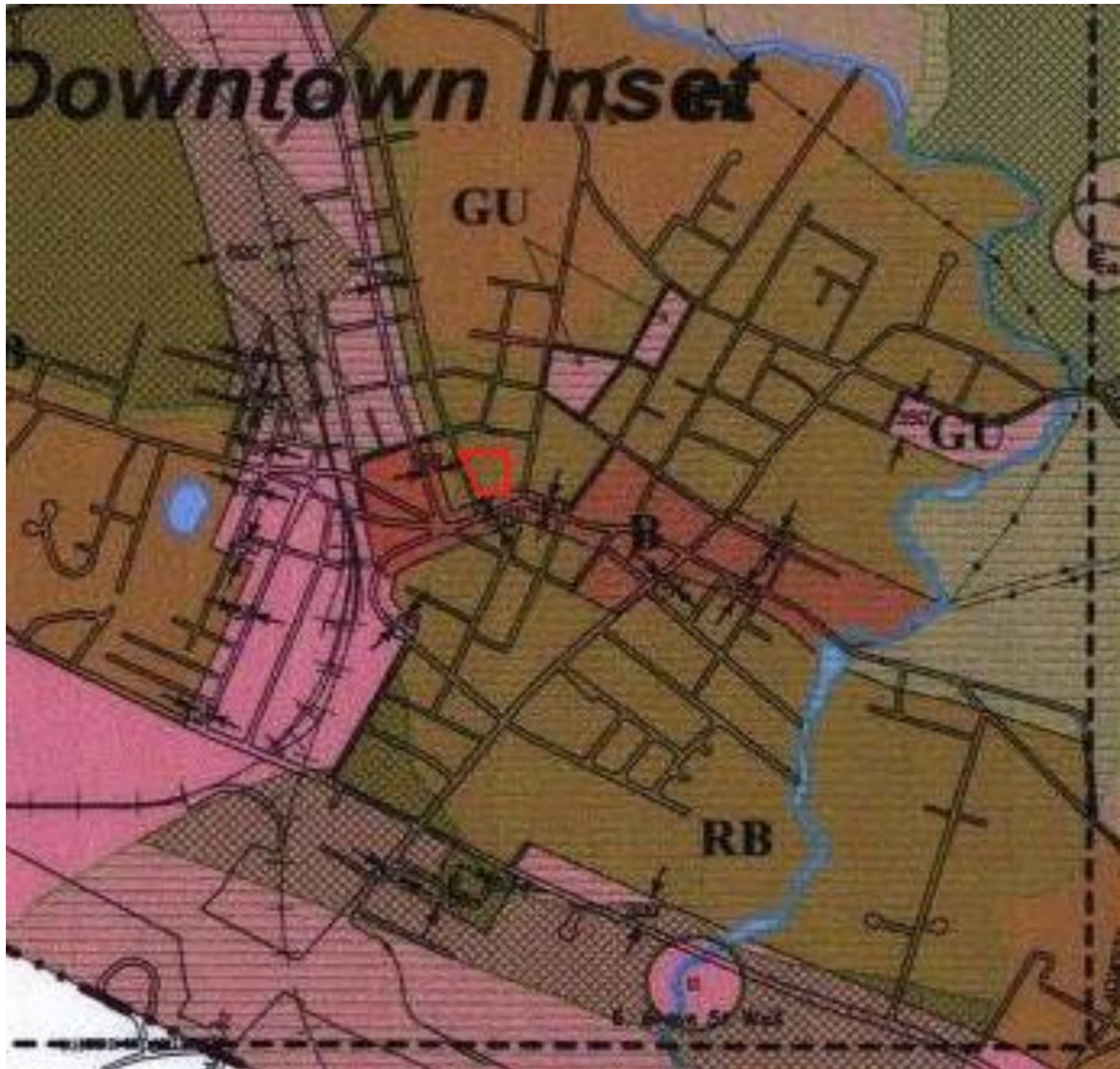
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Zoning Map



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Aerial View



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Photos



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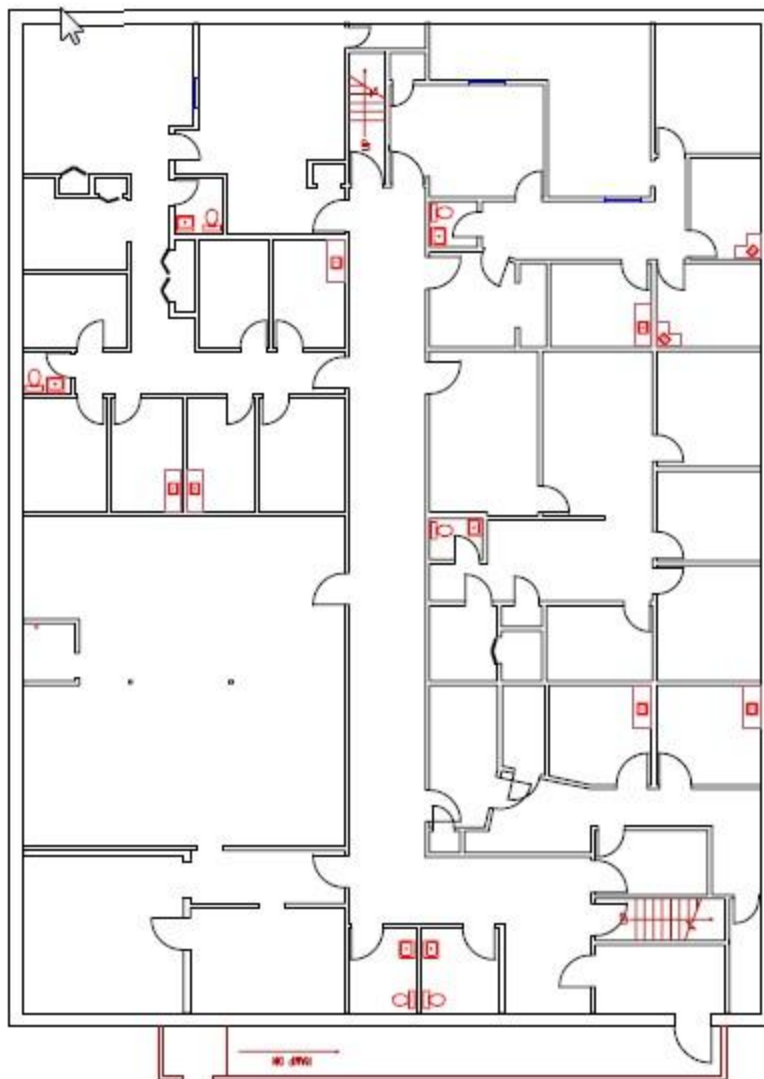
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Sketch



GROUND FLOOR

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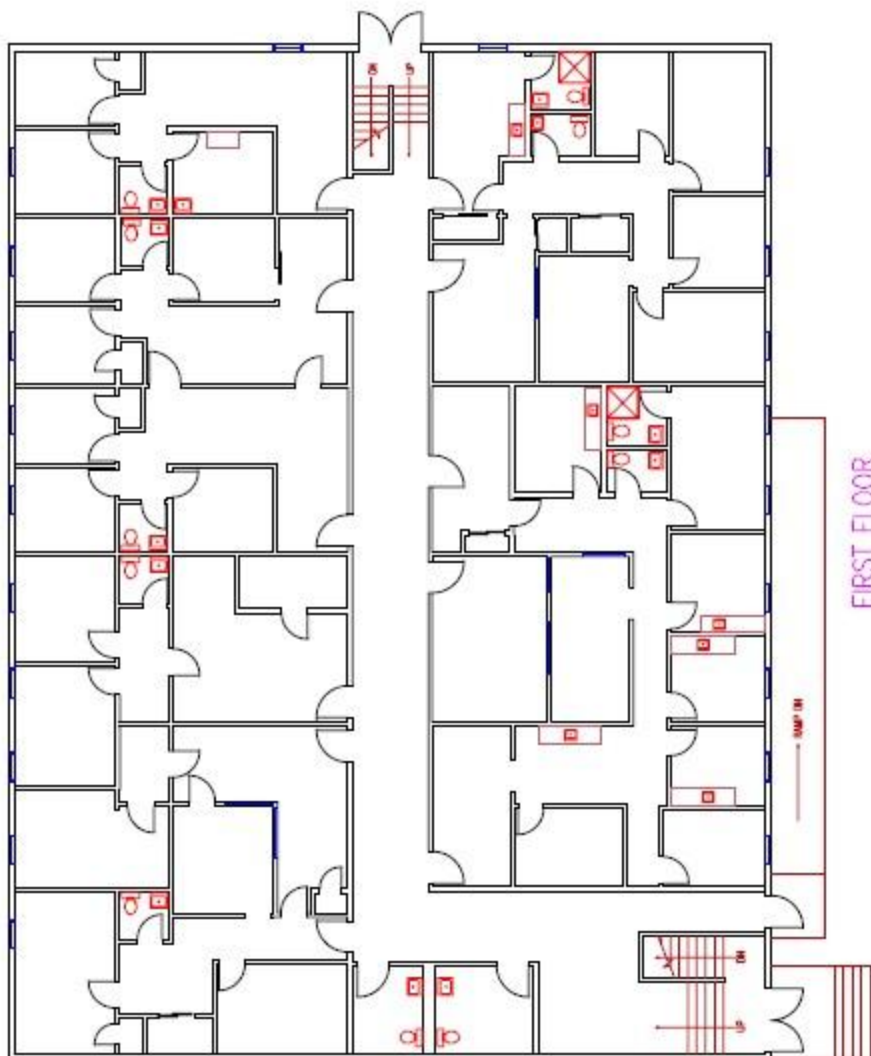
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