

OFFERING MEMORANDUM

150 West Grove Street, Middleboro, MA

FOR SALE

~~\$749,000~~

\$649,000

±4,261 SQ FT

MIDDLEBOROUGH



FLOOR 2



FLOOR 1



4-UNIT PROFESSIONAL OFFICE BUILDING

Commercial
Realty Advisors

KEVIN PEPE

Cell: 508-962-5022

KPepe@ComRealty.net

Commercial Realty Advisors, Inc.

Office: 508-862-9000

ComRealty.net

PROPERTY LOCATION

150 West Grove Street, Middleboro, MA



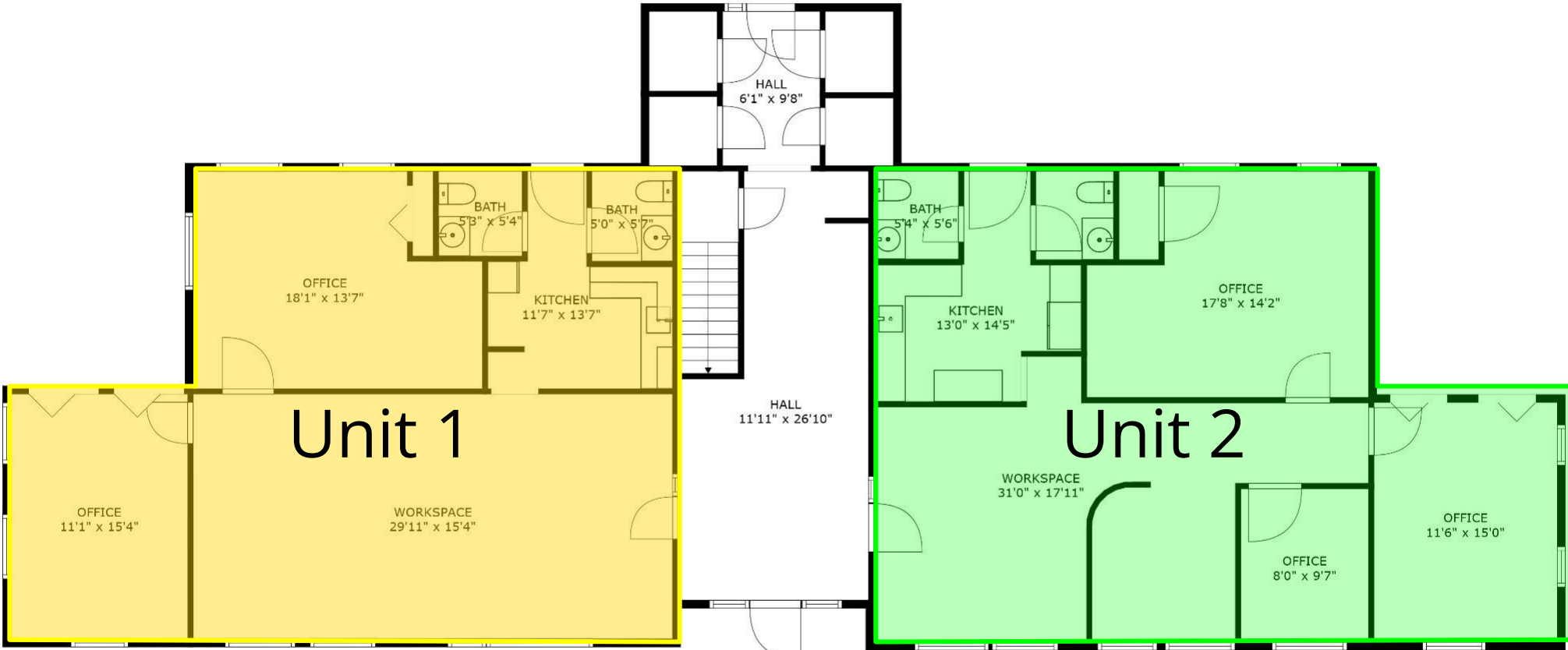
PROPERTY SPECIFICATIONS

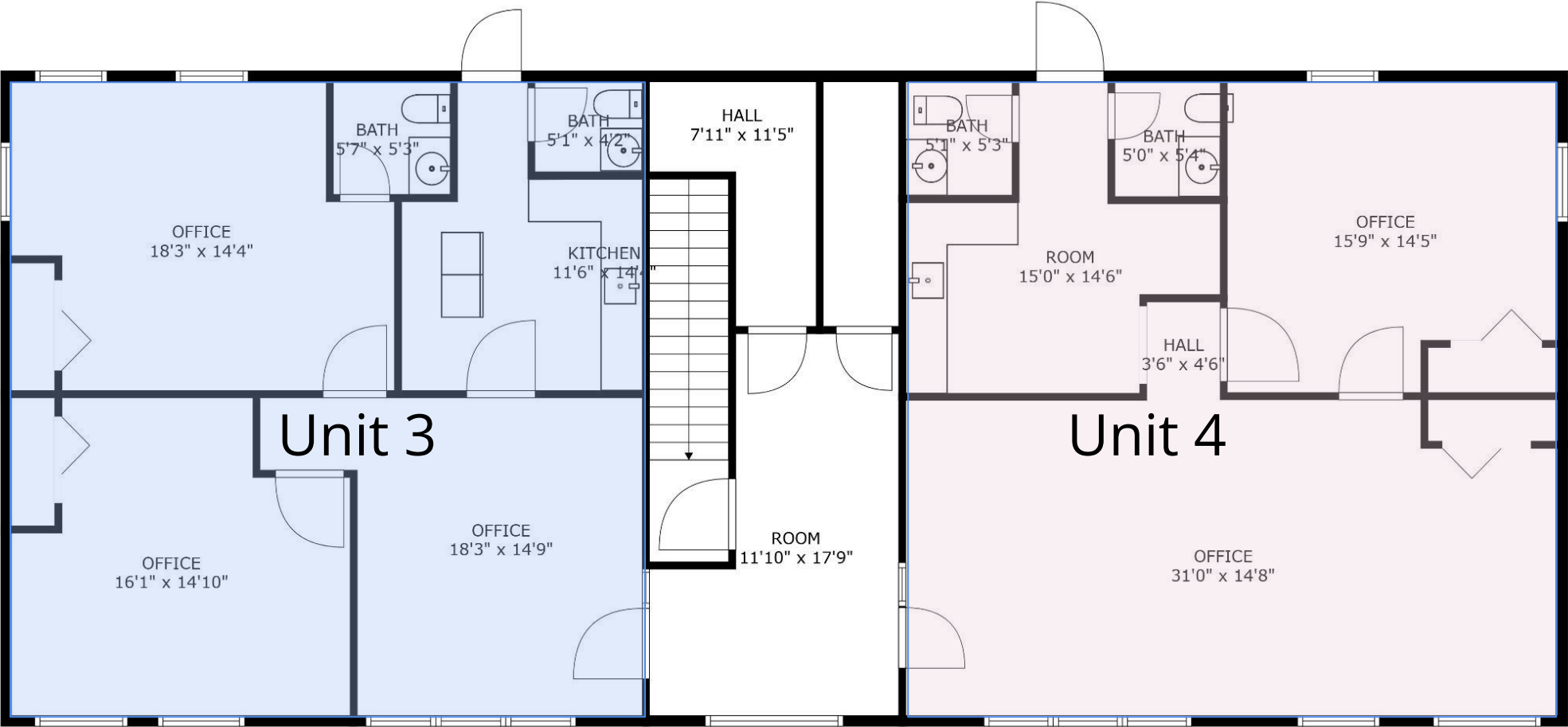
150 West Grove Street, Middleboro, MA

The property at 150 West Grove Street in Middleborough, MA, comprises four office condominiums combined into a single office building, offering a total living area of approximately 4,261 square feet. Built in 1987, this property is well-maintained and features modern office amenities, including forced air heating, central air conditioning, and a mix of carpeted and tiled flooring. The consolidation of these units into one building provides flexibility for an investor or end-user, allowing for diverse occupancy arrangements or a cohesive operational space. With its location in a business-friendly area and competitive pricing, this property is a strategic investment opportunity for expanding office portfolios or establishing a professional base.

Parcel ID	057//145/1B, 2B, 3B, and 4B
Address	<i>150 West Grove Street, Middleborough, MA</i>
Style	Professional Office Building
Condo Fees	\$1,805.40/Month
Zoning	CBD
Building Size	4,261+/- SF
Year Built	1987







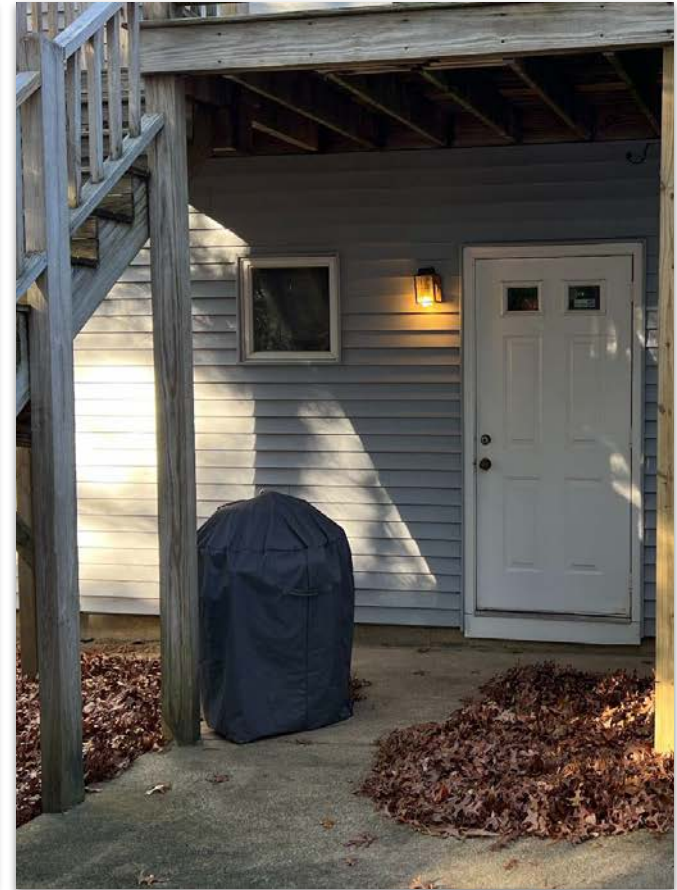
INTERIOR PICTURES

150 West Grove Street, Middleboro, MA



EXTERIOR PICTURES

150 West Grove Street, Middleboro, MA



Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein.

Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



SCAN THE QR
CODE TO VISIT
COMREALTY.NET!



**COMMERCIAL REALTY
ADVISORS, INC.**
222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295
 **MLS**
REALTOR MULTIPLE LISTING SERVICE