

OFFICE BUILDING
FOR SALE



WINTER STREET BUSINESS CONDO

42 WINTER ST, PEMBROKE, MA
02359

DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

OLIVER OLSSON

617.957.1422
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WINTER STREET BUSINESS



OFFERING SUMMARY

Sale Price:	\$949,000
Building Size:	4,752 SF
Available SF:	2,652 SF
Number of Units:	1
Price / SF:	\$199.71
Cap Rate:	0.0%
NOI:	\$0
Year Built:	2005
Renovated:	2022

PROPERTY OVERVIEW

Newly renovated, turn-key office condo in Campus-Style Business Park. 7 Private offices, training room, 2 bullpen areas, 4 bathrooms, private kitchen and kitchenette/coffee bar, reception area, IT closet and ample storage. Easy access to Route 3 and many nearby amenities along Route 139 in Marshfield/Pembroke area. 2nd Floor with Elevator Accessibility. Partially leased to RSI with 2,652 SF available for owner-occupant.

PROPERTY HIGHLIGHTS

- 2,652 SF Available with Income from Adjacent Tenant
- Easy Access to Route 3 via Marshfield/Pembroke Exit
- Campus-Style Business Park
- Newly renovated
- Flexible Office Layout
- Ample Parking
- RE Taxes: \$4,605.42 per annum
- Condo Fee: \$538.50 per month



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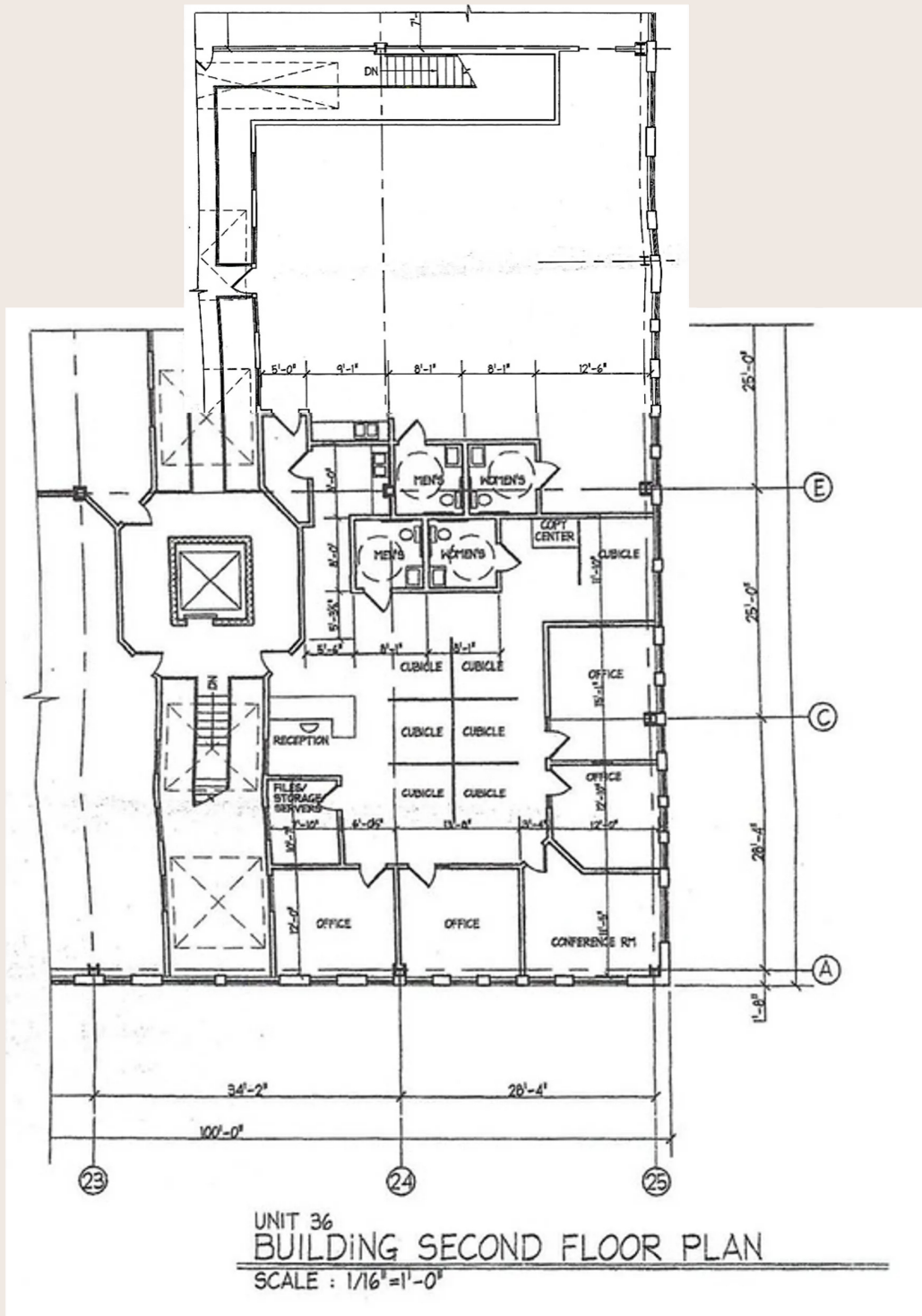
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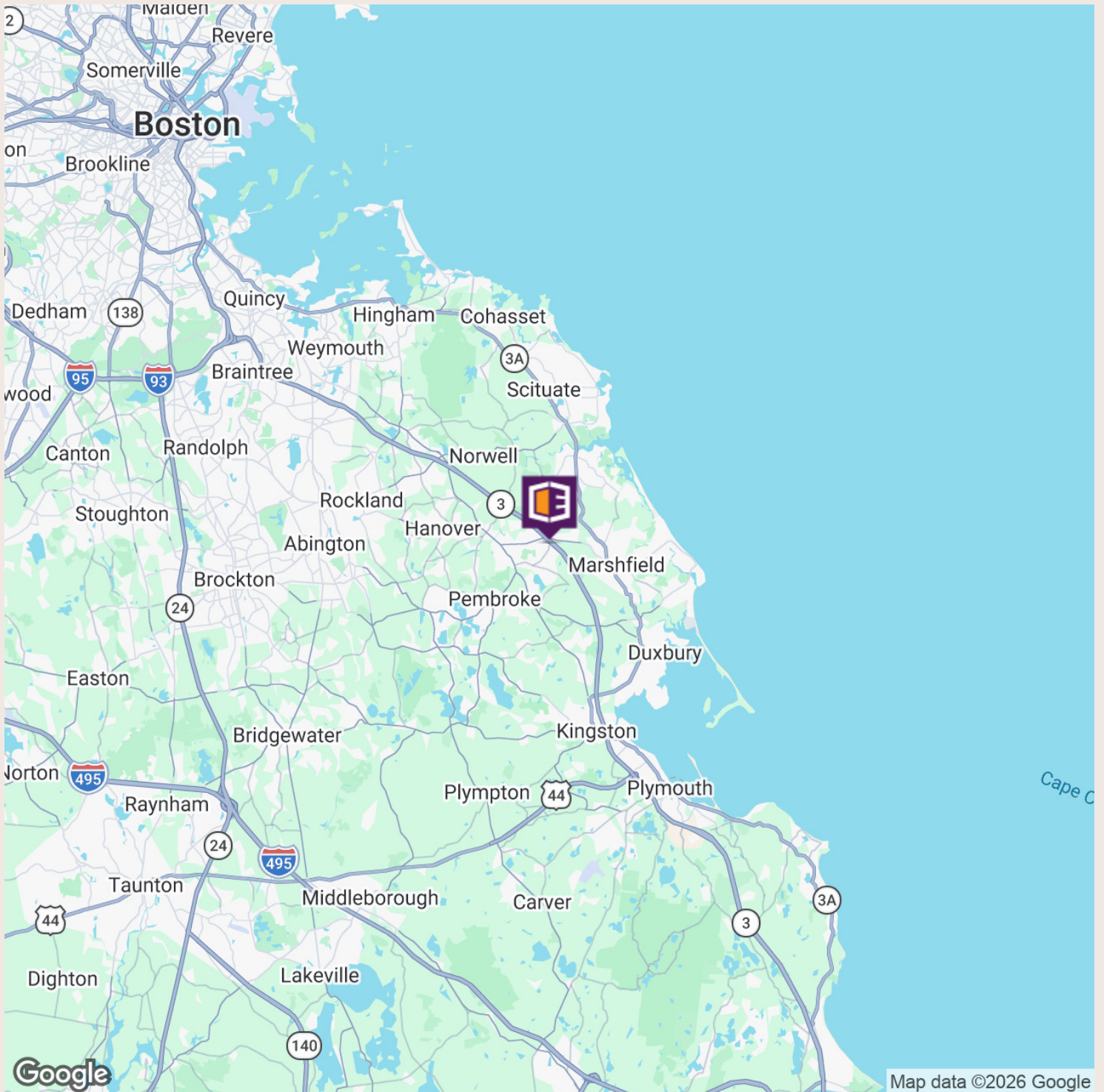
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LOCATION MAP

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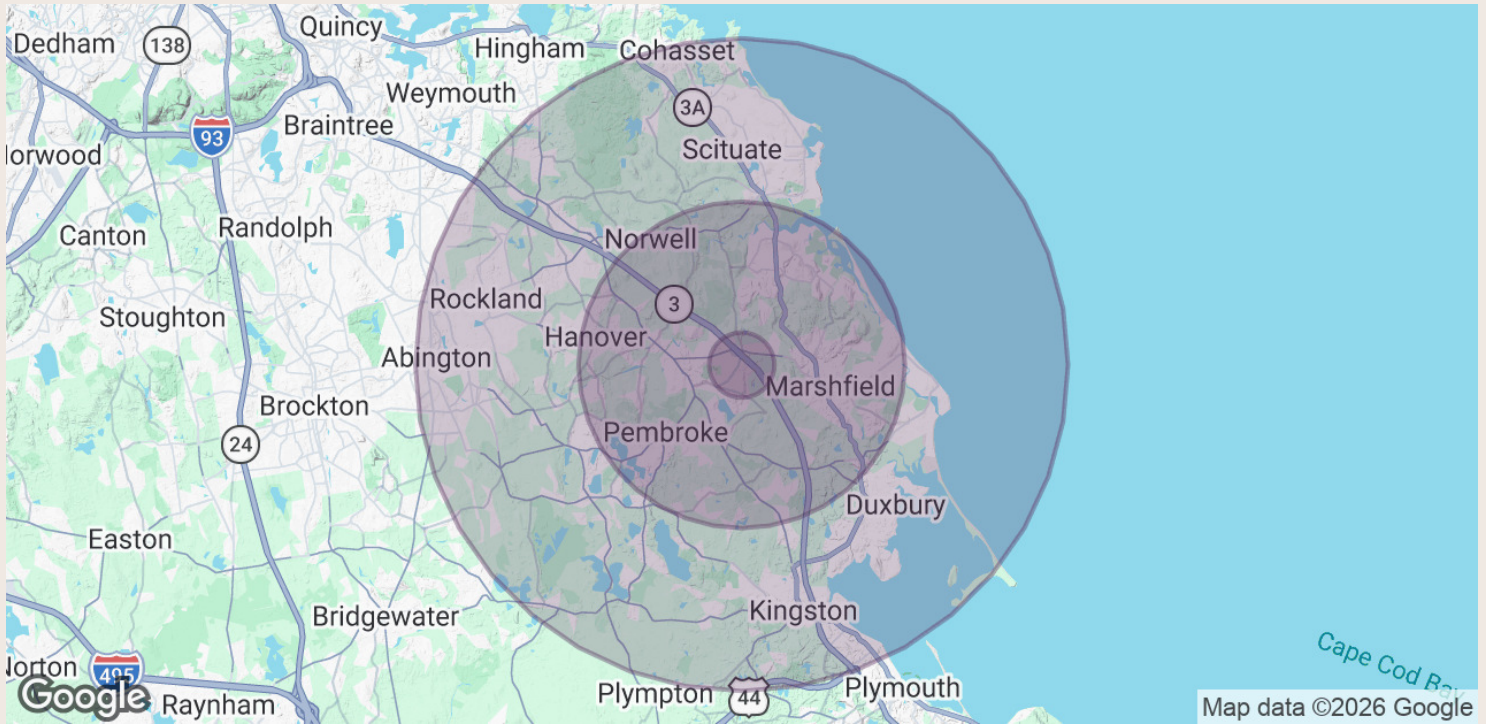
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,607	55,208	198,683
Average Age	49.1	44.5	44.7
Average Age (Male)	46.8	42.4	42.9
Average Age (Female)	51.1	45.8	45.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,148	20,476	75,754
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$148,564	\$177,966	\$171,344
Average House Value	\$596,774	\$696,292	\$680,657

2023 American Community Survey (ACS)



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ADDITIONAL PHOTOS

WINTER STREET BUSINESS



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WINTER STREET BUSINESS



DAVE ELLIS, SIOR

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

Ellis Realty Advisors
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OLIVER OLSSON

Vice President

oolsson@ellisrealtyadvisors.com

Direct: 617.957.1422

PROFESSIONAL BACKGROUND

As an advisor and Vice President of Ellis Realty Advisors, Oliver Olsson brings clients a broad skillset with his background in real estate development, marketing, and strategic partnerships. Prior to joining Ellis Realty Advisors, Oliver led marketing, brand positioning, and leasing efforts for transformative projects such as Rock Row in Maine and Boston Landing which secured tenants that including the Boston Celtics, Boston Bruins, and Bose. He has also directed economic development campaigns for the state of Maine and national placemaking campaigns for Sweden's Scania region. Oliver specializes in commercial leasing, brand positioning, pricing, and tenant strategy across Greater Boston.

EDUCATION

St. Sebastians (2002)

Bachelor's Degree | Marketing, Providence College (2006)

Master of Science | International Marketing, Lund University (2010)

Certificate – Commercial Real Estate Analysis & Investment, MIT

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