

FOR SALE

OFFICE BUILDING



MASON & MASON BUILDING

458 SOUTH AVE, WHITMAN, MA 02382

For More Information

DAVE ELLIS

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80 WASHINGTON STREET | NORWELL, MA 02061 | 781.919.0800 | ELLISREALTYADVISORS.COM

MASON & MASON BUILDING



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	7,068 SF
Available SF:	7,068 SF
Lot Size:	0.231 Acres
Number of Units:	2
Price / SF:	\$155.63
Cap Rate:	5.18%
NOI:	\$57,000
Year Built:	1906
Zoning:	General Business (GB)

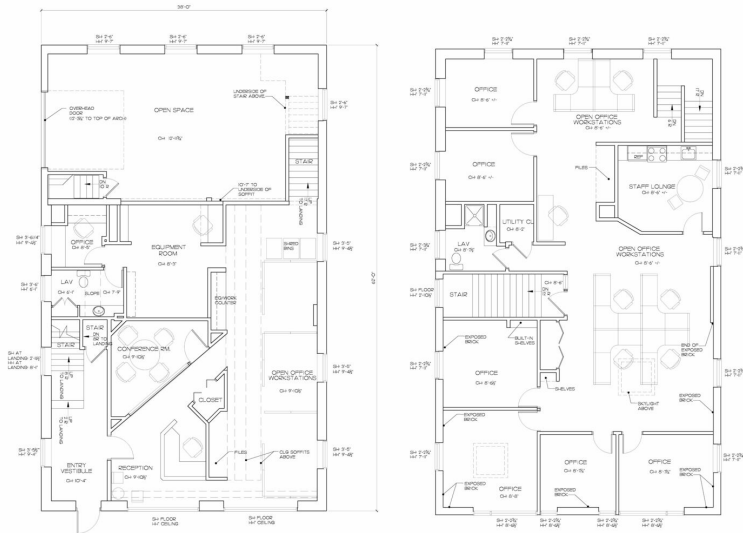
PROPERTY OVERVIEW

Ellis Realty Advisors is pleased to offer the Mason & Mason Building. Located at the junction of South Avenue, Pleasant Street and Franklin Street, the building was formerly the Engine House in Whitman. The building has many of the original architectural features of the building including exposed brick, large windows, and high ceilings. The building currently has a strong credit tenant with less than two years term remaining and could be suited for an investor or end-user. The large lower level has drive-in door and could be used for warehouse. Located steps to Whitman MBTA Station, Whitman Center and many nearby amenities.

PROPERTY HIGHLIGHTS

- Investor or Owner-occupant
- Office or Contractor Warehouse/Office
- Amenities within walking distance
- Directly on Route 27

MASON & MASON BUILDING





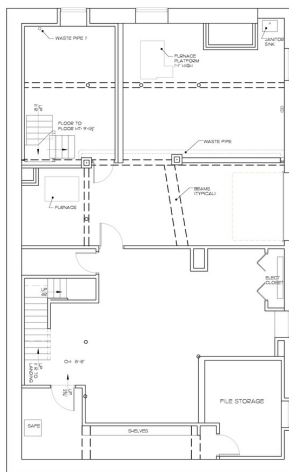
O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE-INTERIOR-PLANNING
458 SOUTH AVENUE, SUITE 2000
WHITMAN, MASSACHUSETTS 02459
TEL: (978) 688-0808 FAX: (978) 688-0810
WWW.OSULLIVANARCHITECTS.COM
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MASON & MASON
INSURANCE AGENCY

458 South Avenue
Whitman, MA

Existing Conditions
First & Second Floors

SCALE: 1/4" = 1'-0"
DESIGNED BY:
REVISED:
CHECKED BY:
DATE:
JOB NO. 18032
SHEET NUMBER
X1.1





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INSURANCE AGENCY

458 South Avenue
Whitman, MA

Existing Conditions
Basement

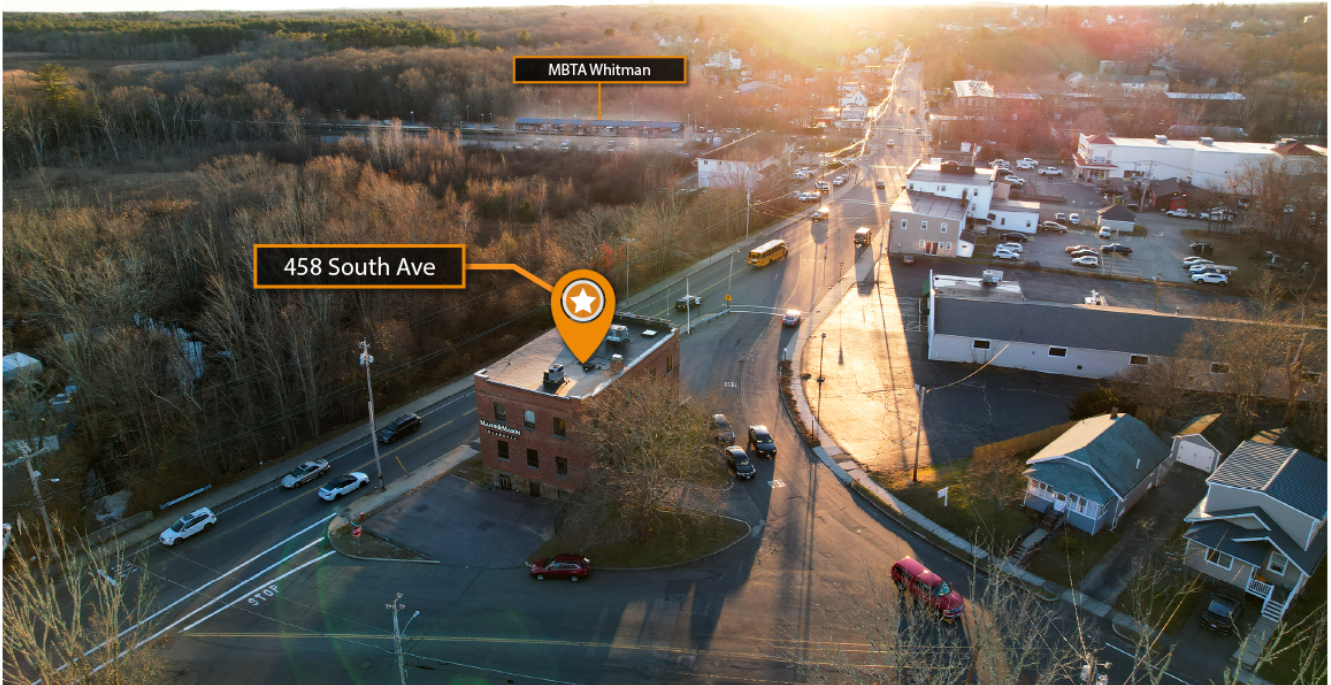
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ADDITIONAL PHOTOS

MASON & MASON BUILDING



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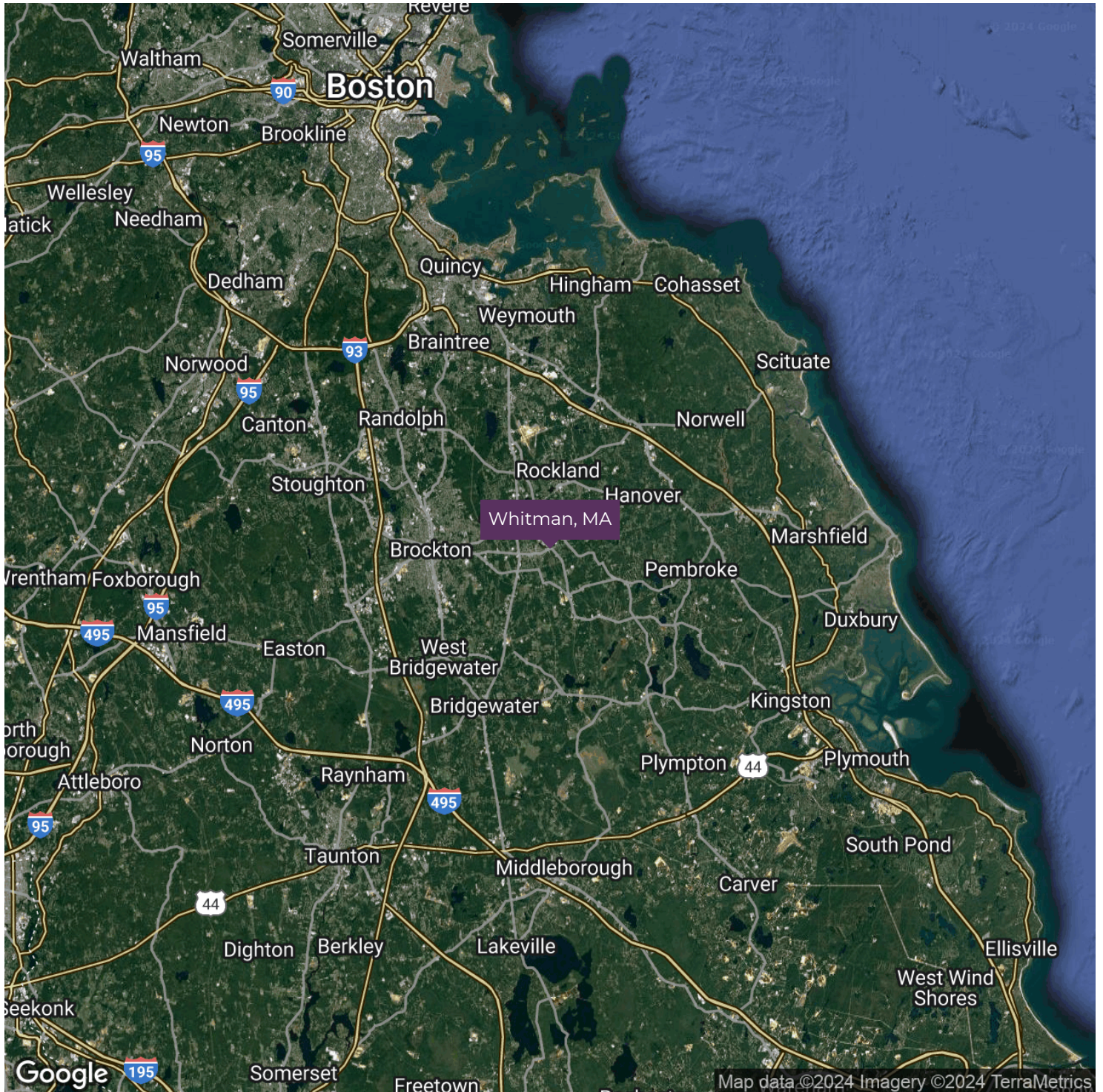


Logistical Details

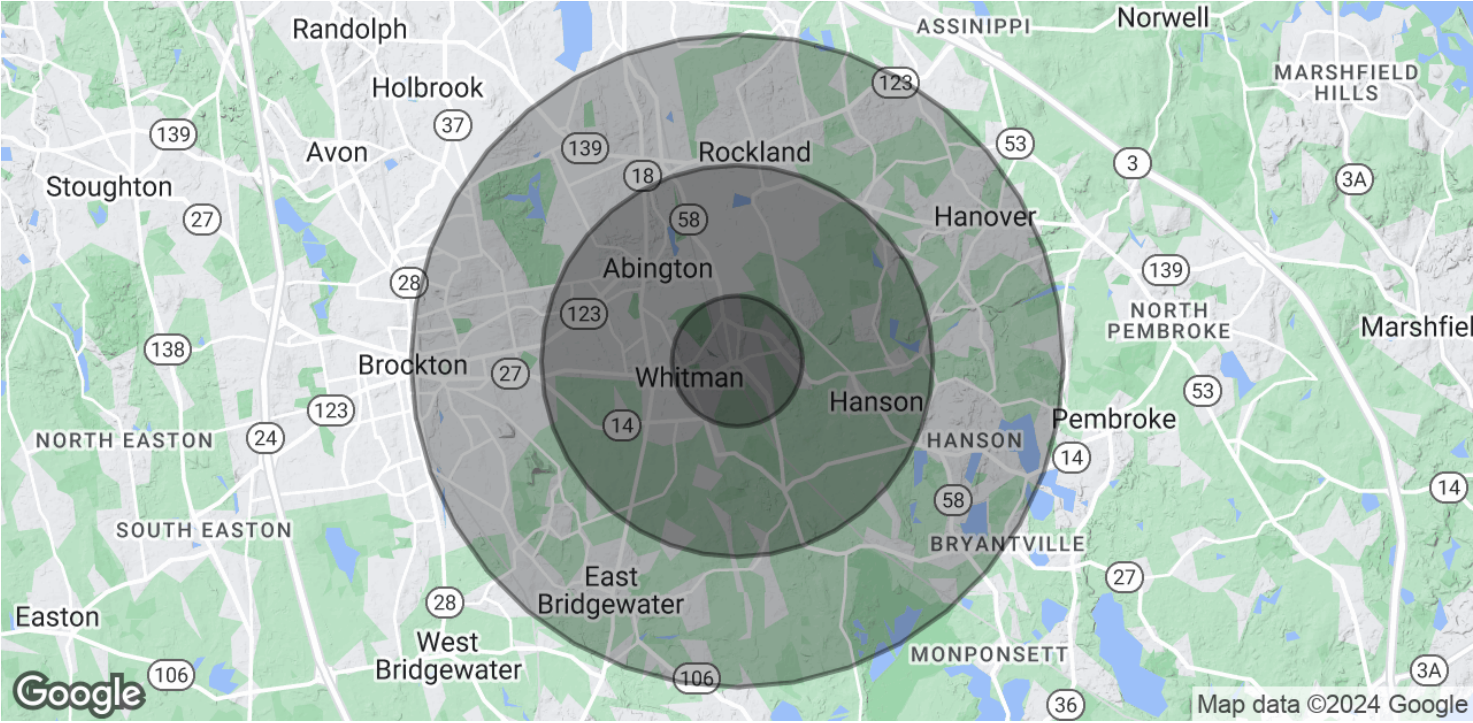
18 ----- 4 Minute Drive Via South Ave & Temple St

24 ----- 22 Minute Drive Via Court St

MASON & MASON BUILDING



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,072	40,761	117,325
Average Age	41.5	40.4	39.5
Average Age (Male)	40.1	40.1	38.1
Average Age (Female)	42.8	40.4	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,709	15,123	42,928
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$105,064	\$109,226	\$104,945
Average House Value	\$359,883	\$368,992	\$358,117

** Demographic data derived from 2020 ACS - US Census*