

6,472 SF Mixed-Use Investment Opportunity

321 West Grove Street

Middleborough, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

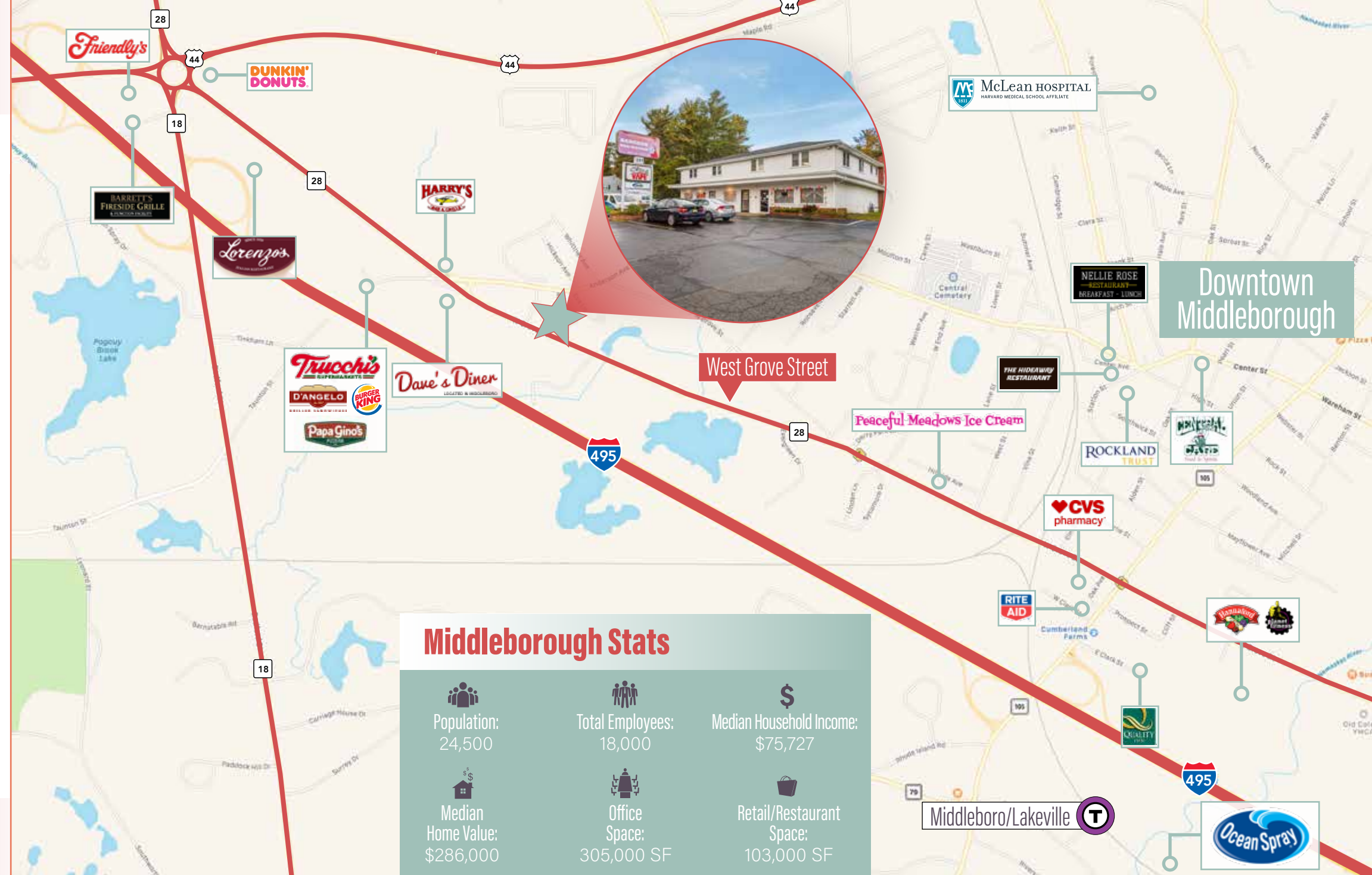
Executive Summary

Boston Realty Advisors is pleased to present 321 West Grove Street, a fully-leased 6,472 square foot mixed-use building in Middleborough, Massachusetts. Middleborough is advantageously located in the heart of the South Shore, within an hour of Boston, Providence, and Cape Cod. As a transit-oriented destination, 321 West Grove Street is located just two miles to the MBTA Middleborough/Lakeville Commuter Rail Station, providing access to downtown Boston in less than one hour.

321 West Grove Street is conveniently located less than one mile to major thoroughfares such as I-495 and Route 44, providing ample access to Boston, Providence, and the Cape. In addition, 321 West Grove Street is located on the main corridor through the city, giving the occupants of easy access to some of the city's best restaurants and the largest grocery store, Hannaford Supermarket.

321 West Grove Street was renovated by the current owners upon their purchase of the property in 2015, making it one of the few newly-renovated commercial buildings in Middleborough.

Investment Highlights



Middleborough Stats

Population: 24,500	Total Employees: 18,000	Median Household Income: \$75,727
Median Home Value: \$286,000	Office Space: 305,000 SF	Retail/Restaurant Space: 103,000 SF



Fully-Occupied

Both retail spaces and the office space are fully-leased.



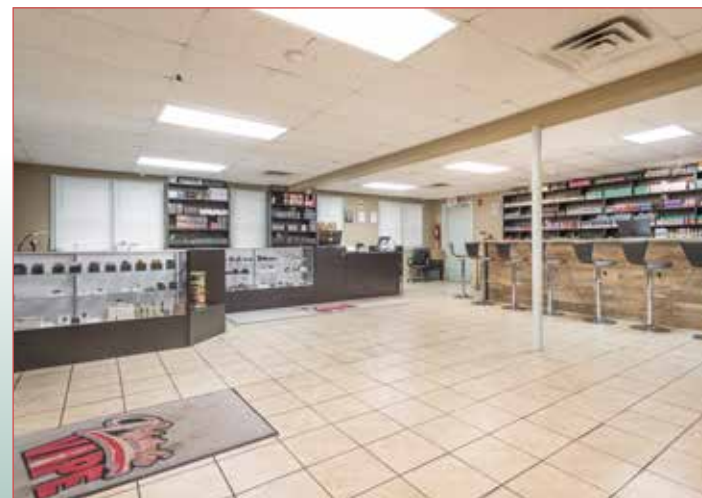
Transit-Oriented

Few south shore towns enjoy the public transit that is available to residents and employees of Middleborough. Access to Boston and Cape Cod are key value-drivers for 321 West Grove Street.



New Renovation

There is no other newly-renovated office or retail space currently on the market in Middleborough.



Property Details

Property Address: 321 West Grove Street
Middleborough, MA 02346

Parcel ID: 049-4928

Site Size: 0.64 acres
27,878 SF

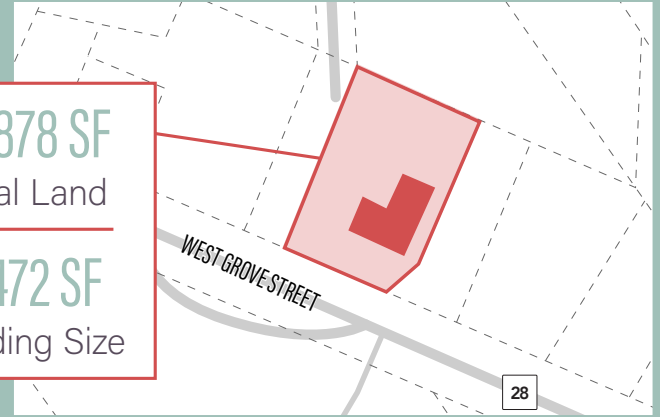
GBA: 6,472 SF

RBA: 6,072 SF

SITE MAP

27,878 SF
Total Land

6,472 SF
Building Size



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