

FOR SALE

OFFICE BUILDING



HINGHAM SQUARE OFFICE BUILDING

14 MAIN STREET , HINGHAM, MA 02043

For More Information

DAVE ELLIS

781.919.0800 x701
dave@ellisrealtyadvisors.com



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

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OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	8,060 SF
Lot Size:	0.25 Acres
Number of Units:	3
Price / SF:	\$285.36
Year Built:	1912
Zoning:	Downtown Hingham Overlay
Taxes:	\$15,239.20

PROPERTY OVERVIEW

8,060 SF Office Building in Hingham Square. Formerly the Hingham Town Hall, the building features high ceilings and exposed brick in Historic Downtown Hingham Overlay district. Own a piece of Hingham History in the highly sought after Hingham Square. Potential for redevelopment. Walking distance to Hingham Depot bus stop.

PROPERTY HIGHLIGHTS

- Owner/User or Development Opportunity
- Prominent Downtown Hingham Location
- Downtown Hingham Shops and Restaurants
- Existing Income
- Exposed Brick and Historic Detail

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LOCATION INFORMATION

Building Name	Hingham Square Office Building
Street Address	14 Main Street
City, State, Zip	Hingham, MA 02043
County	Plymouth
Signal Intersection	No

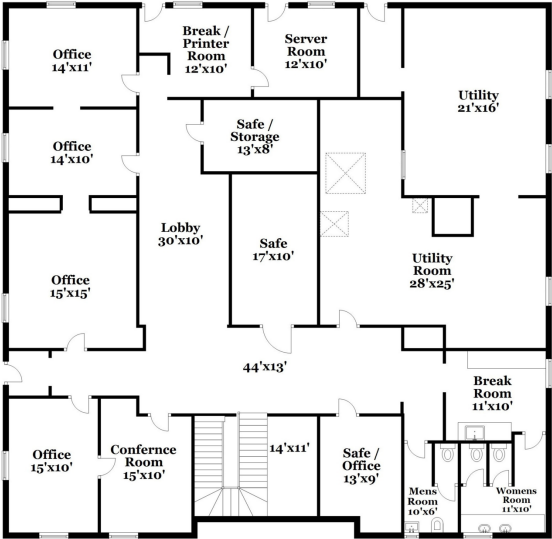
BUILDING INFORMATION

Current NOI	\$80,752.77
Cap Rate	3.51
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Average Floor Size	4,030 SF
Year Built	1912
Free Standing	No

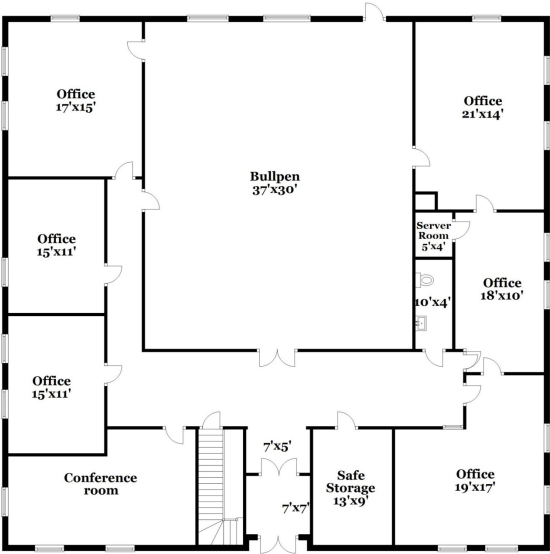
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ADDITIONAL PHOTOS

HINGHAM SQUARE OFFICE BUILDING

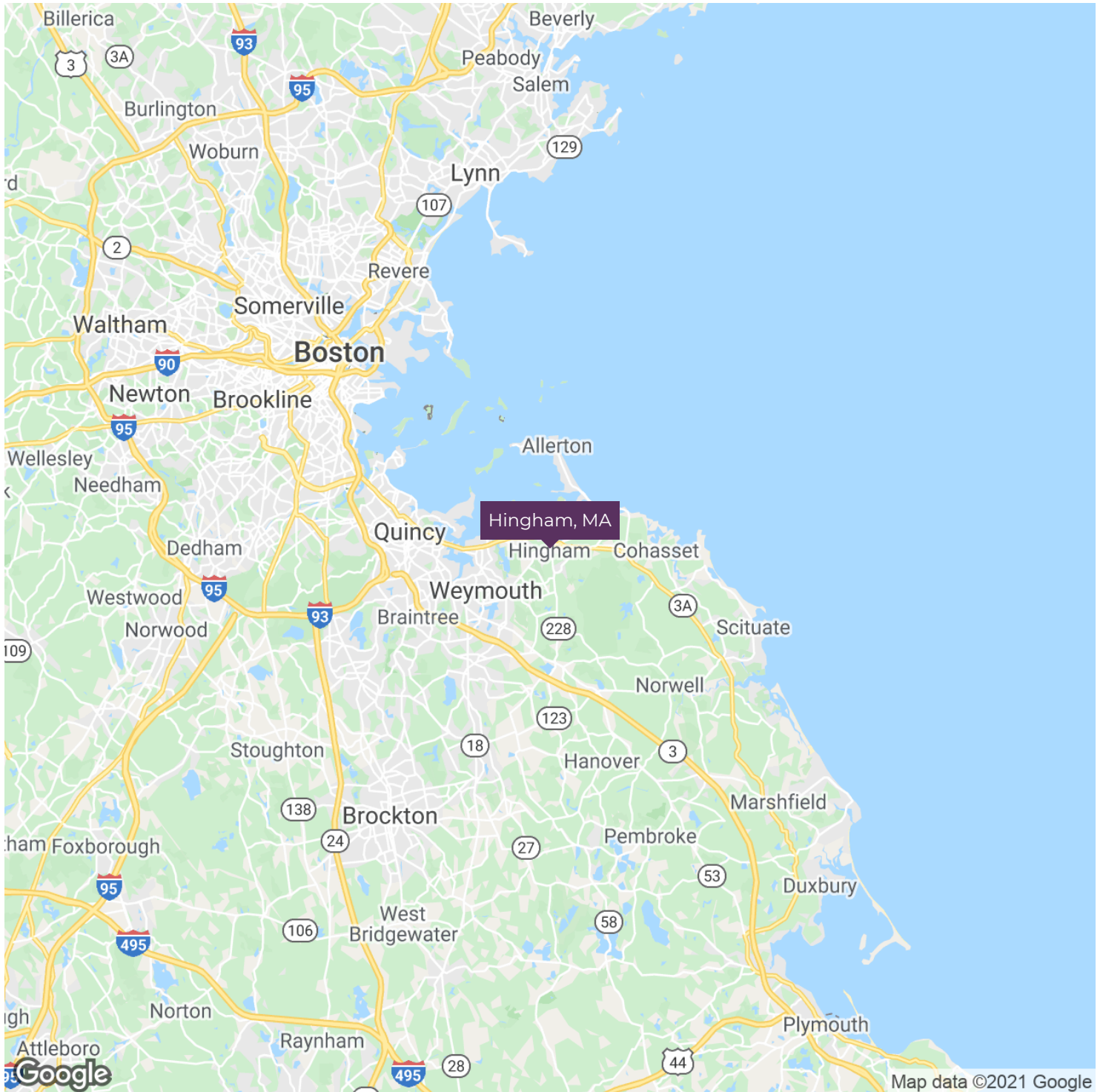


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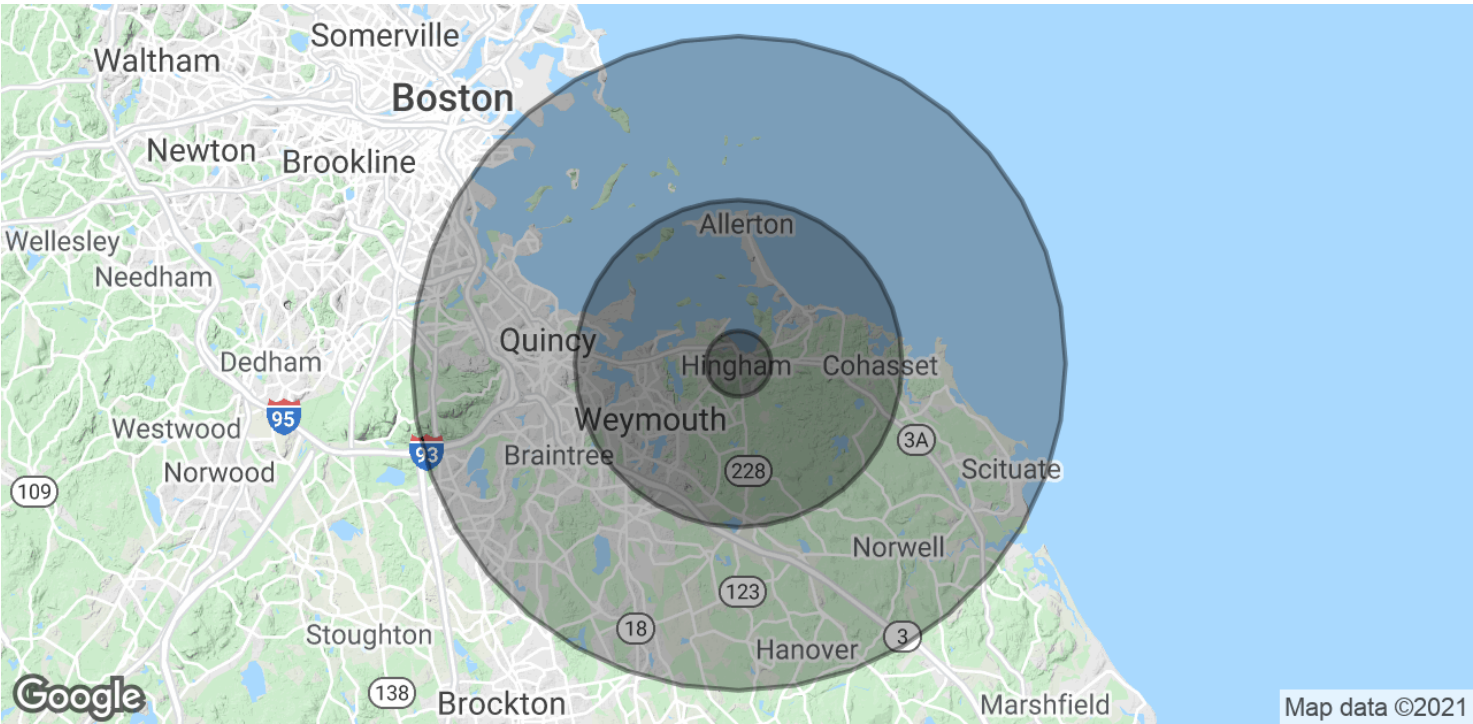
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,475	73,822	314,639
Average age	43.9	42.1	40.6
Average age (Male)	43.0	40.4	39.0
Average age (Female)	45.0	43.6	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,300	29,866	127,220
# of persons per HH	2.7	2.5	2.5
Average HH income	\$149,596	\$103,397	\$90,397
Average house value	\$701,328	\$542,701	\$456,915

* Demographic data derived from 2010 US Census