

FOR SALE

LAND



0 HARDING ST

0 HARDING ST, MIDDLEBORO, MA 02346

For More Information

DAVE KILLEN

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OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	1.38 Acres
Price / Acre:	\$358,696
Zoning:	GU and CBD
Market:	Rt 24 South Rt 44

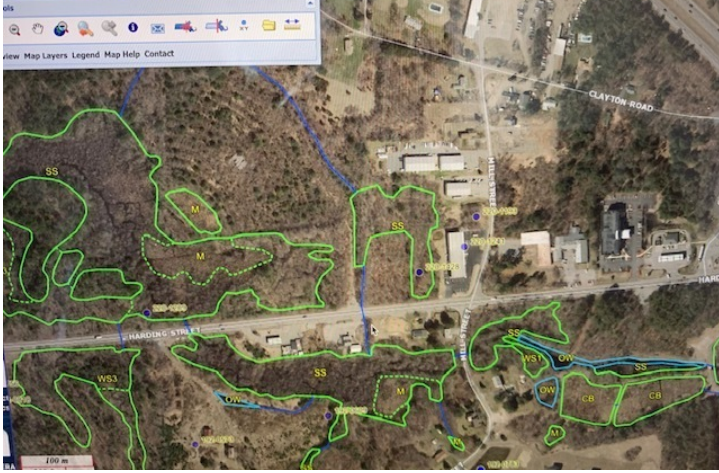
PROPERTY OVERVIEW

Form A lot for sale in General Use and Cannabis Business District zoning. Excellent visibility with frontage on RT 44.

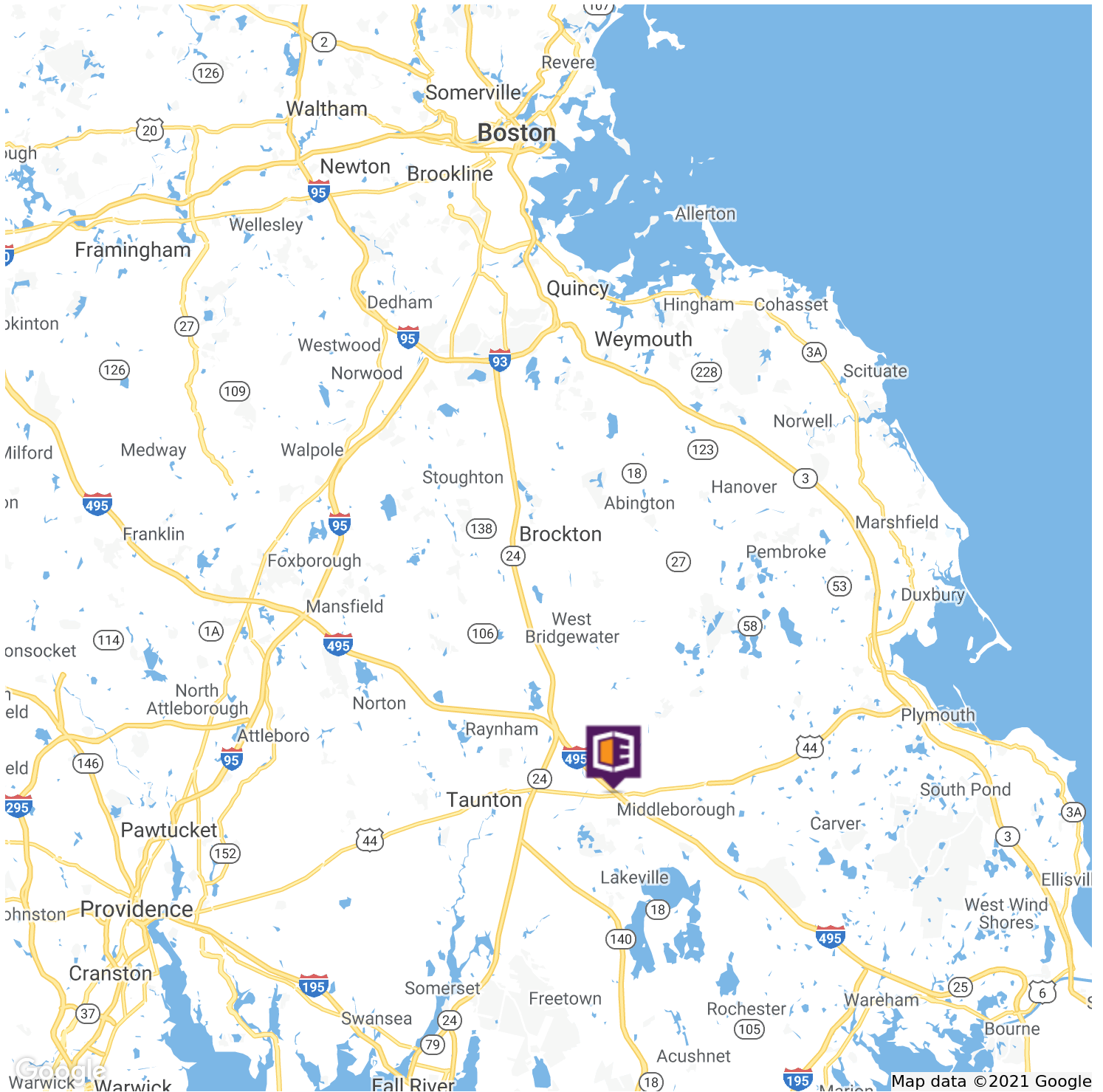
PROPERTY HIGHLIGHTS

- \$495,000
- Form A lot
- GU and CBD zoning
- Frontage on RT 44
- Good Access to RT 44, RT 495, RT 28, RT 18 and Middleboro Rotary
- Utilities at Street

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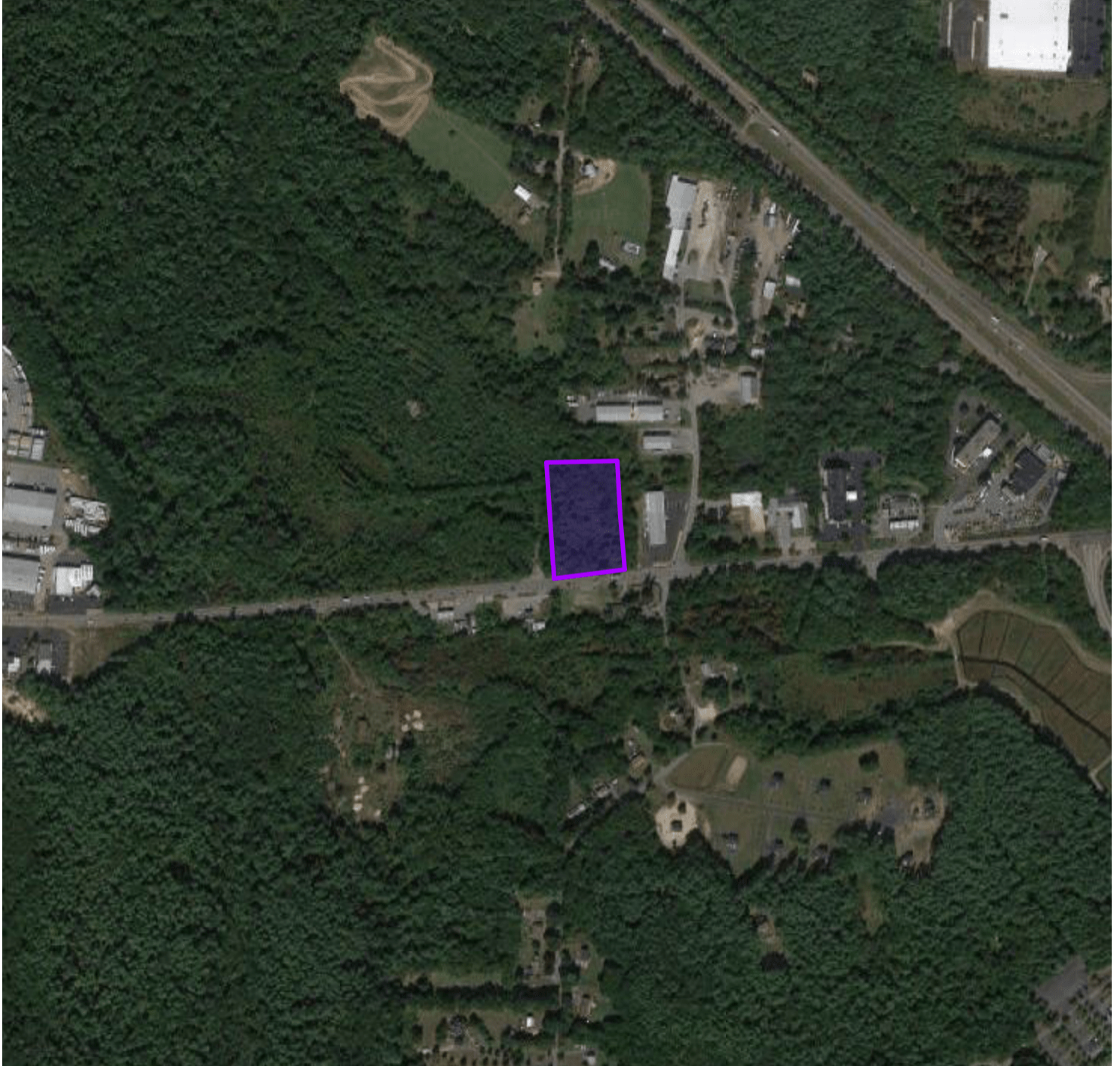
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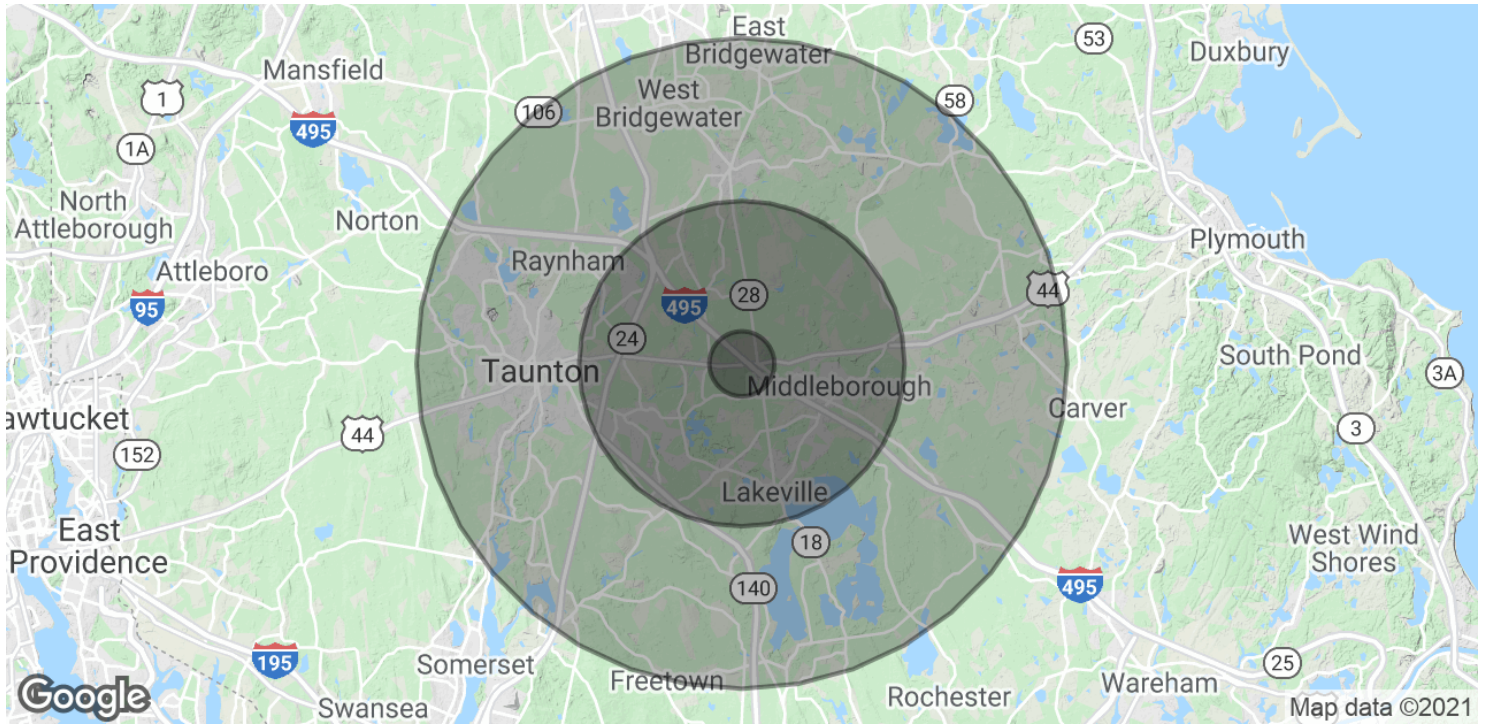
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,260	49,097	183,555
Average age	39.7	37.3	38.3
Average age (Male)	34.1	35.7	37.0
Average age (Female)	42.4	34.7	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	440	15,607	64,765
# of persons per HH	2.9	3.1	2.8
Average HH income	\$82,331	\$84,619	\$79,643
Average house value	\$377,830	\$369,100	\$354,014

* Demographic data derived from 2010 US Census

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DAVE KILLEN

Commercial Advisor

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MA #9558410

PROFESSIONAL BACKGROUND

Dave brings over 25 years of experience to Ellis Realty Advisors. With a background in construction and real estate investment (Domestic and International), commercial leasing and investment sales, buyer and tenant representation, and land sales and acquisition, Dave brings a broad base of knowledge to represent his clients effectively. A fifth generation Nantucket native, Dave is an accomplished sailor and a well travelled student of humanity.

EDUCATION

Milton Academy 1993
Connecticut College/ USCGA 1997
Sandler Sales Training Certified

MEMBERSHIPS

South Shore Realtors
Nantucket Yacht Club
USCG 50 Ton Master w/ Aux Sail and Commercial Towing
PADI Rescue Diver

Ellis Realty Advisors

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