



MLS # 73142023 - Active
Commercial/Industrial - Commercial

57 Water St List Price: **\$850,000**
Hingham, MA 02043
Plymouth County
 Directions: **Off 3A**

Remarks

Incredible Business Opportunity! Two Story Building located one block from Hingham Harbor in the sought Downtown Hingham Shopping/Dining area. The building offers sep utilities, 2 Bathrooms and multiple ways to subdivide. Lots of free parking across the street in the town parking lot!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For:
Residential:	0	0	Land: \$0	For Sale
Office:	4	4,122	Bldg: \$604,400	Lease Type:
Retail:	0	0	Total: \$604,000	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 2	Sublet: No
				21E on File: No

Total: # Units:
 Disclosures: **Water street condo association fees are an additional \$550 a month**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 0 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 10	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Construction: **Frame**
 Location: **Downtown**
 Parking Features: **Open, Paved Driveway, Off Site**
 Utilities: **Public Water**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1900**
 Year Established Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$604,000**
 Tax: **\$6,044** Tax Year: **2023**
 Book: **081** Page: **456**
 Cert:
 Zoning Code: **condo apt**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
 Facilitator: **2.0**
 Compensation Based On: **Gross/Full Sale Price**

Office/Agent Information

Listing Office: **Coldwell Banker Realty - Hingham** (781) 749-4300
 Listing Agent: **Darleen Lannon** (617) 899-4508
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Call List Agent**
 Showing: Facilitator: **Call List Agent**
 Special Showing Instructions: **Contact Darleen Lannon at 617-899-4508**

Firm Remarks

Go to www.57WaterSt.com for more info

Market Information

Listing Date: **7/28/2023**
 Days on Market: Property has been on the market for a total of **4** day(s)
 Expiration Date:
 Original Price: **\$850,000**
 Listing Market Time: MLS# has been on for **4** day(s)
 Office Market Time: Office has listed this property for **4** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:

Off Market Date:

Sale Date:

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