

FOR SALE NET LEASED

Medical Building

Route 44—106 New State Highway,



Property Highlights

- ****Complete re-fit 2019-2020****
- **28K Vehicles per day**
- **Lease guaranteed by Steward Medical Group**
- **Annual 2% rent Increase**
- **Zero Landlord Responsibilities**
- **Tenant has 2 Five-Year Options**
[Click Here For Drone Footage](#)

- **Number of Units: 1**
- **Lot Size: 0.68 Acres**
- **Building Size: 5,901 SF**
- **Building Class: B**
- **Year Built: 1960**
- **Zoning: HB**
- **Market: Boston**
- **Frontage: 170 Ft**
- **Sub Market: Raynham**
- **Net Leased Investment**
- **Long Term Lease with major medical provided**

DONAHUE
ASSOCIATES

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Approximate Net Income

2022	\$153,724
2023	\$156,799
2024	\$159,934
2025	\$163,133
2026	\$166,396
2027	\$169,724