

# Commercial Sale Comp Report

First Quarter 2011



## Apartment Building Sales

Sale No.	Location	Sale Date	Sale Price	Number of Units	Price/Unit	Comments
1	559 Willard Street Quincy, MA	1/28/2011	\$1,050,000	12	\$87,500	Brick building. Built 1960.
2	12 Walnut Street Taunton, MA	1/21/2011	\$685,000	10	\$68,500	Wood frame building.

## Industrial Building Sales

Sale No.	Location	Sale Date	Sale Price	Rentable Area (SF)	Price/SF	Comments
1	204 Court Street Brockton, MA	2/28/2011	\$575,000	14,926	\$39	Masonry warehouse. Built 1975. Downtown location.
2	196 Manley Street Brockton, MA	1/27/2011	\$1,150,000	28,076	\$41	Masonry warehouse. Built 1985. Near highway. Limited parking.
3	55 Washington Street Norwell, MA	3/9/2011	\$500,000	7,200	\$69	Masonry warehouse. Built 1970. Route 53 location.
4	92 York Avenue Randolph, MA	1/24/2011	\$2,200,000	63,383	\$35	Masonry warehouse. Built 1982. Industrial park location.
5	199 Turnpike Street Stoughton, MA	2/14/2011	\$450,000	15,876	\$28	Metal manufacturing building. Built 1978. Near highway.
6	25 Constitution Drive Taunton, MA	3/1/2011	\$1,750,000	20,688	\$85	Masonry warehouse. Built 1997. Industrial park location.

## Office, Retail & Other Building Sales

Sale No.	Location	Sale Date	Sale Price	Rentable Area (SF)	Price/SF	Comments
1	201 North Quincy Street Abington, MA	1/25/2011	\$650,000	6,423	\$101	Retail strip center and free-standing building. Built 1960. Fair condition.
2	1101 Main Street Brockton, MA	1/20/2011	\$1,776,750	12,476	\$142	Walgreen's store. Long term lease. Built 1994.
3	2110 Washington Street Hanover, MA	1/7/2011	\$410,239	5,165	\$79	Two-story wood commercial building. Corner of Routes 58 & 123.
4	55R Main Street Kingston, MA	2/10/2011	\$550,000	5,518	\$100	Two-story wood commercial building. Route 3A. Built 1950.
5	166 Schoosett Street Pembroke, MA	3/31/2011	\$545,000	5,198	\$105	Two-story wood office building on Route 53. Built 1945.