



15 West Street

Douglas, MA



AVAILABLE FOR SALE

±8,210 SF OFFICE BUILDING

±2.05 Acres

- **Roof:** Pitched Asphalt
- **Siding:** Vinyl
- **Stories:** 2 Plus Full Basement
- **Elevator/Lift:** 1 Passenger Lift System
- **Occupancy:** 97%
- **Parking Spaces:** 32 (31 Regular, 1 handicapped)
- **Lot Size:** ±2.05 Acres
- **Building Size:** ±8,210 Finished SF
- **HVAC:** Propane Gas
- **Electric:** National Grid
- **Water/Sewer:** Town of Douglas
- **Year Built:** 1988
- **2017 Real Estate Taxes:** \$13,844.16
- **2017 Property Assessment:** \$828,000 (Building - \$674k; Yard Items - \$16,700; Land - \$137,300)

Kelleher & Sadowsky
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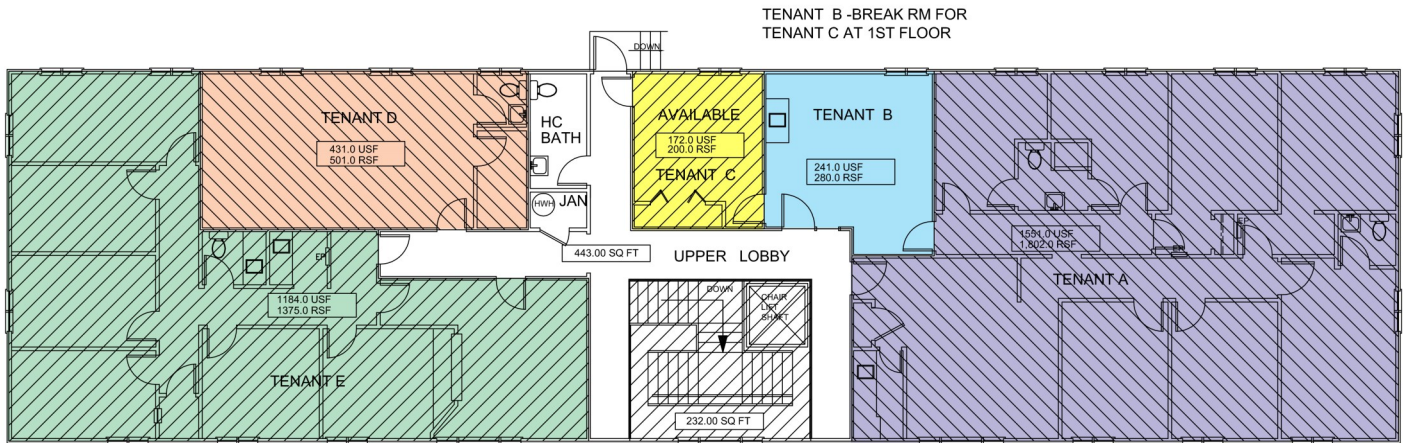


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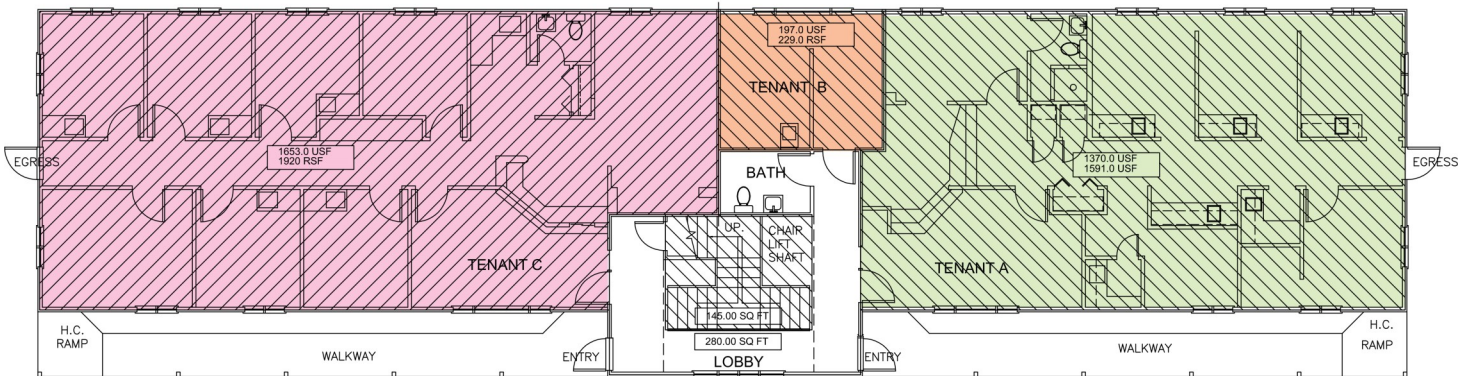
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4263.00 GROSS SQ FT

SECOND FLOOR PLAN
SCALE- $\frac{1}{8}$ "=1'-0"



TENANT C
OFFICE BREAK ROOM AT 2ND FLOOR
1653.0 USF 241.0 USF
1920 RSF 280.0 RSF
TOTAL RENTABLE 2,200.0 RSF

3645.00 GROSS SQ FT

FIRST FLOOR PLAN
SCALE- $\frac{1}{8}$ "=1'-0"

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RENT ROLL & CURRENT TERM TENANT SUMMARY
AS OF AUGUST 2017

Tenant	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Annual Rent / SF	Annual Rent
UMass	Gross	2,200	4/1/2017	3/31/2022	5 Years	\$ 3,180.00	\$ 17.35	\$ 38,160.00
Douglas Family Dental	Gross	1,591	†	†	3 Years	\$ 1,874.00	\$ 14.13	\$ 22,488.00
Reservoir Properties	Gross	1120	‡	‡	1 Year	\$ 1,068.00	\$ 11.44	\$ 12,816.00
& Virostek & Virostek	Gross	682	‡	‡	1 Year	\$ 650.00	\$ 11.44	\$ 7,800.00
Seeds of Hope Chiropractic	Gross	1,375			TAW	\$ 800.00 Plus building electric	\$ 6.98	\$ 9,600.00
June's Beauty Salon	Gross	501			TAW	\$ 375.00	\$ 8.98	\$ 4,500.00
Quest Diagnostic	Gross	229	10/1/2016	9/30/2017	1 Year	\$ 200.00	\$ 10.48	\$ 2,400.00
Totals:		7,698				\$ 8,147.00		\$ 97,764.00

† Douglas Family Dental will begin their 3-year lease on the day the property closes.

‡ Reservoir / Virostek will begin their 1-year lease on the day the property closes.

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