



MLS # 73494173 - New
Commercial/Industrial - Commercial

3091 Cranberry Hwy
Wareham, MA 02538-1358
Plymouth County

Directions: **On Cranberry Hwy**

List Price: **\$599,900**

Location, Location, Location. Free Standing multifunctional building with office and warehouse space, Building also has commercial mezzanine for extra storage and vertical space usage, new roof in 2025, and phase 3 electric. 27000 plus traffic count along busy Cranberry hwy. Can be purchased with building next door as a package. Call or message for a private viewing today.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$122,600	Lease Type:
Office:	0	640	Bldg: \$177,200	Lease Price Includes:
Retail:	0	0	Total: \$299,800	Lease: Yes Exchange: No
Warehouse:	1	1,760	# Buildings: 1	Sublet: No
Manufacturing:	0	720	# Stories: 2	21E on File: No
Total:	1	3,120	# Units:	

Disclosures: **current tenant has 5 years left on lease with an option. Call agent for details. Possibly could break lease. sqft includes the mezzanine area.**

Drive in Doors: 2	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:	Assc: Assoc Fee:

Lot Size: 12,500 Sq. Ft.	Frontage: 100	Traffic Count: 27000
Acre: 0.29	Depth: 125	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 20	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Stone/Concrete**
Location: **Free Standing**
Parking Features: **11-20 Spaces**
Roof Material: **Shingle**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Tenant's belongings and equipment**
Year Established: **1989**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:00010 B:000 L:01018**
Assessed: **\$299,800**
Tax: **\$3,292** Tax Year: **2025**
Book: **39142** Page: **262**
Cert: **000000087508**
Zoning Code: **SC**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Conway - Wareham**  (508) 295-6560
Listing Agent: **Francis Gropman**  (774) 263-8989
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker:
Showing: Facilitator:
Special Showing Instructions: **text listing agent 774-263-8989**

Firm Remarks

land use codes per assessor's page - 332SSVC GAR/GAR M-95 Buyer and buyer agent do due diligence. 21E was done 7-8 years ago.

Market Information

Listing Date: 3/31/2026	Listing Market Time: MLS# has been on for 1 day(s)
Days on Market: Property has been on the market for a total of 1 day(s)	Office Market Time: Office has listed this property for 1 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$599,900	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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Market History for 3091 Cranberry Hwy, Wareham, MA 02538-1358

MLS #	Date			DOM	DTO	Price
73494173	3/31/2026	Listed for	\$599,900	Francis Gropman	1	\$599,900
Market History for Conway - Wareham (AN7962)				1		
Market History for this property				1		

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