

MEDICAL CONDO • 536 Broad Street #6-8 • Weymouth, MA

1,660 SF • FOR SALE • \$440,000



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS



Executive Summary:

Conviser Property Group is pleased to present for sale a prime medical office condominium located at 536 Broad Street, Units #6–8, Weymouth, MA (“Property”). This highly functional ±1,660 square foot corner unit offers a rare turnkey opportunity for a medical end user seeking immediate occupancy in a professionally managed medical building. The space features 6 private exam/office rooms, 1 ADA-compliant restroom, and a dedicated kitchenette, providing an efficient and comfortable environment for staff and visitors. Its corner positioning ensures abundant natural light and excellent visibility within the building, making it well-suited for a variety of medical, wellness, or professional office users.

PROPERTY STATS	
Asking Price	\$440,000
Condo Size	1,660 SF
Lot Size	1.29 AC
Year Built	1985
Condo Fee	\$610
Taxes (2025)	\$6,835

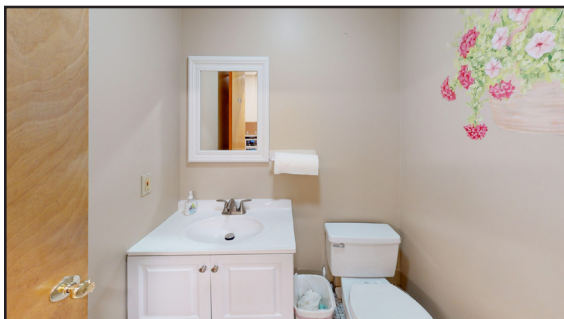
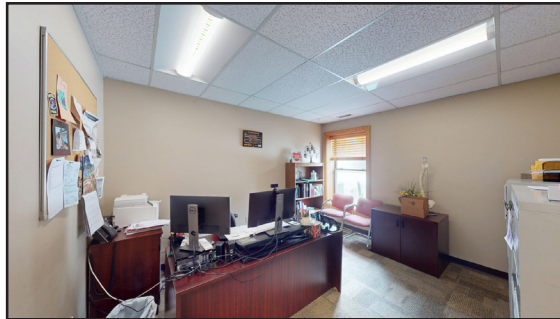
Investment Highlights:

- Ideal opportunity for medical end user
- Brand new roof installed in 2024. No anticipated near term special assessments.
- Large parking lot with 70 surface parking spaces
- Strategically situated just 3 miles from South Shore Hospital
- 1 mile away from East Weymouth Commuter Rail Station
- Ideally positioned within a dense residential neighborhood

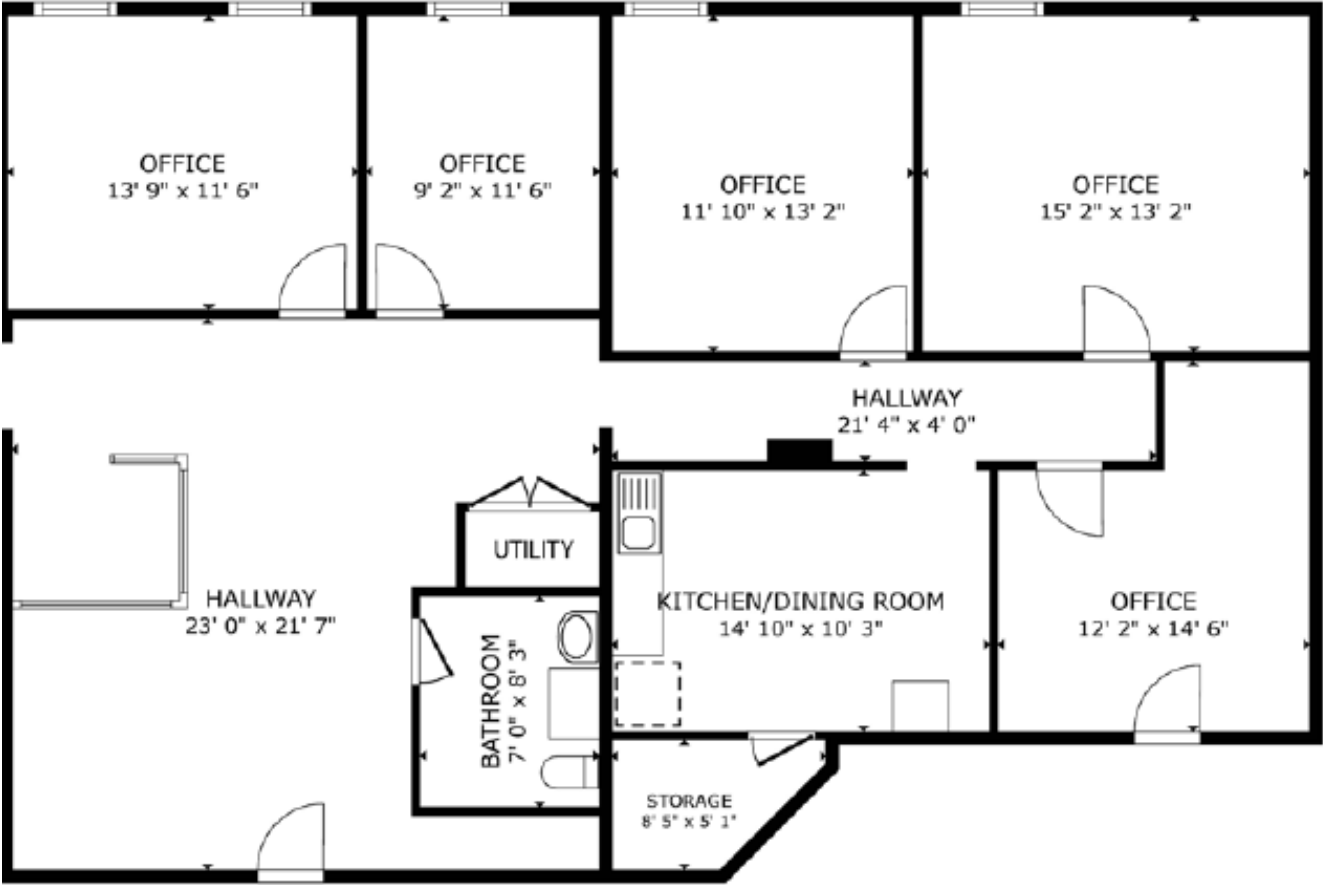
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,689	84,868	187,709
Average HH Income	\$141,696	\$153,276	\$152,309
Total Households	5,143	35,970	78,757

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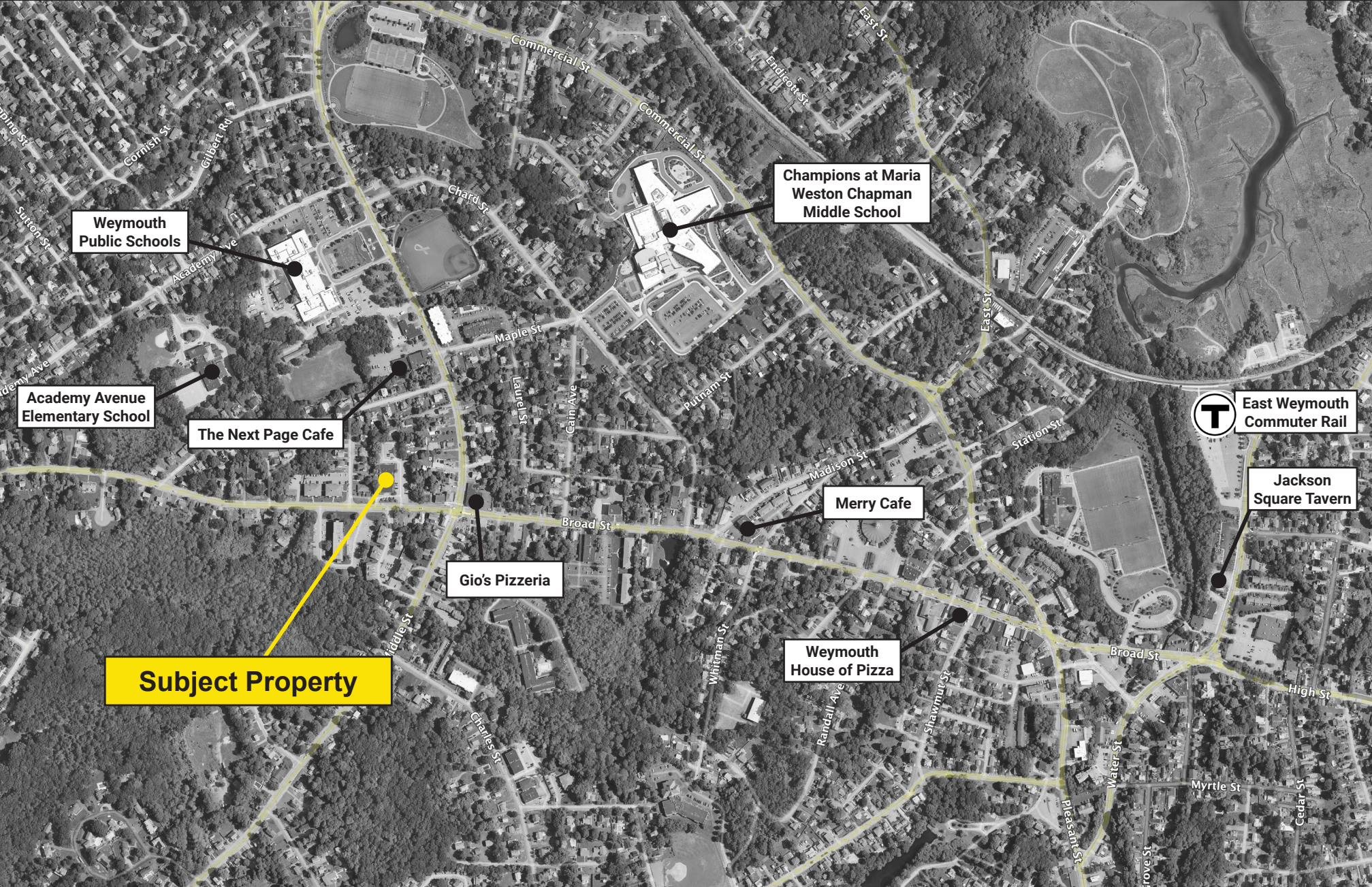
PROPERTY PHOTOS



SITE PLAN



AERIAL



Find Your Place.

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