

**INVESTMENT
OPPORTUNITY**



New Bedford Veterinary Hospital (Vacant)

1227 Ashley Boulevard, New Bedford, MA 02745



HELIOS
INVESTMENT SERVICES

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Investment Summary

This turn-key space offers an immediate opportunity for healthcare providers to establish or expand their practice. Equipped with exam rooms, reception area, and potentially existing medical equipment, the clinic is well-suited for a variety of medical specialties. Situated in a convenient location, the property benefits from excellent visibility and accessibility for patients. Whether you're a primary care physician, specialist, or dental practice, this vacant medical clinic presents a promising investment in a growing healthcare market.

The city's strategic location and improving economic conditions offer a promising environment for medical practices. With careful planning and execution, this property can be transformed into a thriving healthcare hub, serving the community and generating a strong return on investment.

Address 1227 Ashley Boulevard, New Bedford, MA 02745

County Bristol County

Land Area 0.25

Year Built 1955



\$500,000
PRICE



\$126.83
PRICE PER SF



3,942 SF
GLA

Investment Highlights



» HARD CORNER INTERSECTION (10,000+ VPD)

This site is located at the intersection of Ashley Blvd Dutton St which sees over 10,000 VPD

» SOLID MEDICAL SYNERGY IN IMMEDIATE TRADE AREA

There is a Physical Therapy & Pelvic Health Clinic, and a dental clinic walking distance from the property providing solid Medical synergy to the immediate trade area

» DENSE RESIDENTIAL AREA

This site boasts 0.25 AC of land in a very densely residential zoned area

» OWNER/USER OR REDEVELOPMENT OPPORTUNITY

This property has unlimited medical uses and plenty of retail uses

» AFFLUENT DEMOGRAPHICS

This site boasts a 5 mile population of 116,267 with an average household income of \$75,699

» NEAR MAJOR TRAFFIC DRIVERS

The site is less than 1 minute from the Greater New Bedford Regional Vocational Technical High School and 10 minutes from the New Bedford Regional Airport

Location

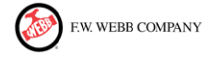
New Bedford, MA



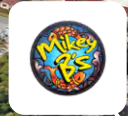
New Bedford, a city steeped in maritime history, is nestled along the Acushnet River in Bristol County, Massachusetts. Situated on the southeastern coast of the state, it enjoys a prime location on Buzzards Bay. This coastal position has been instrumental in shaping the city's character and economy throughout centuries.

Originally inhabited by the Wampanoag Native Americans, the area was later settled by English colonists in the 17th century. Over time, New Bedford transformed into a bustling port city, renowned for its whaling industry during the 19th century. Today, while the whaling era has passed, the city's rich maritime heritage remains evident in its architecture, museums, and cultural events.

Bordered by Dartmouth to the west, Freetown to the north, Acushnet and Fairhaven to the east, and the tranquil waters of Buzzards Bay to the south, New Bedford offers a unique blend of urban amenities and coastal charm. Its proximity to other vibrant cities like Boston and Providence adds to its appeal as a destination for both residents and visitors alike.



**NEW BEDFORD
VETERINARY HOSPITAL
(VACANT)**



Greater New Bedford
Regional Vocational
Technical High School



140

18

Trucchi's
"Your #1 metatown Store"
SUPERMARKETS

**NEW BEDFORD
VETERINARY HOSPITAL
(VACANT)**

STOP & SHOP
OLLIE'S Bargain OUTLET
U-HAUL
Wendy's
BURGER KING
McDonald's
DOLLAR TREE
tropical SMOOTHIE CAFE

Greater New Bedford
Regional Vocational
Technical High School

Walmart
AMERICAN FREIGHT
planet fitness
PET SUPPLIES PLUS
Minus the hassle.
Marshalls
verizon
TACO BELL
Wendy's

New Bedford
Regional Airport

MARKET BASKET

PriceRite
O'Reilly

Whaling City
Golf Course

LOWE'S
BEST BUY
STOP & SHOP
KOHL'S
BOB'S DISCOUNT FURNITURE

New Bedford
High School

STOP & SHOP
DOLLAR TREE
BIG LOTS!
TRACTOR SUPPLY CO
STAPLES
Auto Zone
McDonald's
SUBWAY
DUNKIN'

Country Club of
New Bedford

DARTMOUTH MALL

BRISTOL COMMUNITY COLLEGE

JCPenney **Burlington** **macy's** **OLD NAVY**
five BELOW **H&M** **Bath & Body Works** **SEVEN** **ULTA BEAUTY**

St. Luke's Hospital

TARGET **Walmart**
THE HOME DEPOT **DICK'S SPORTING GOODS** **DOLLAR TREE** **AT&T**
BARNES & NOBLE **Michaels** **petco**

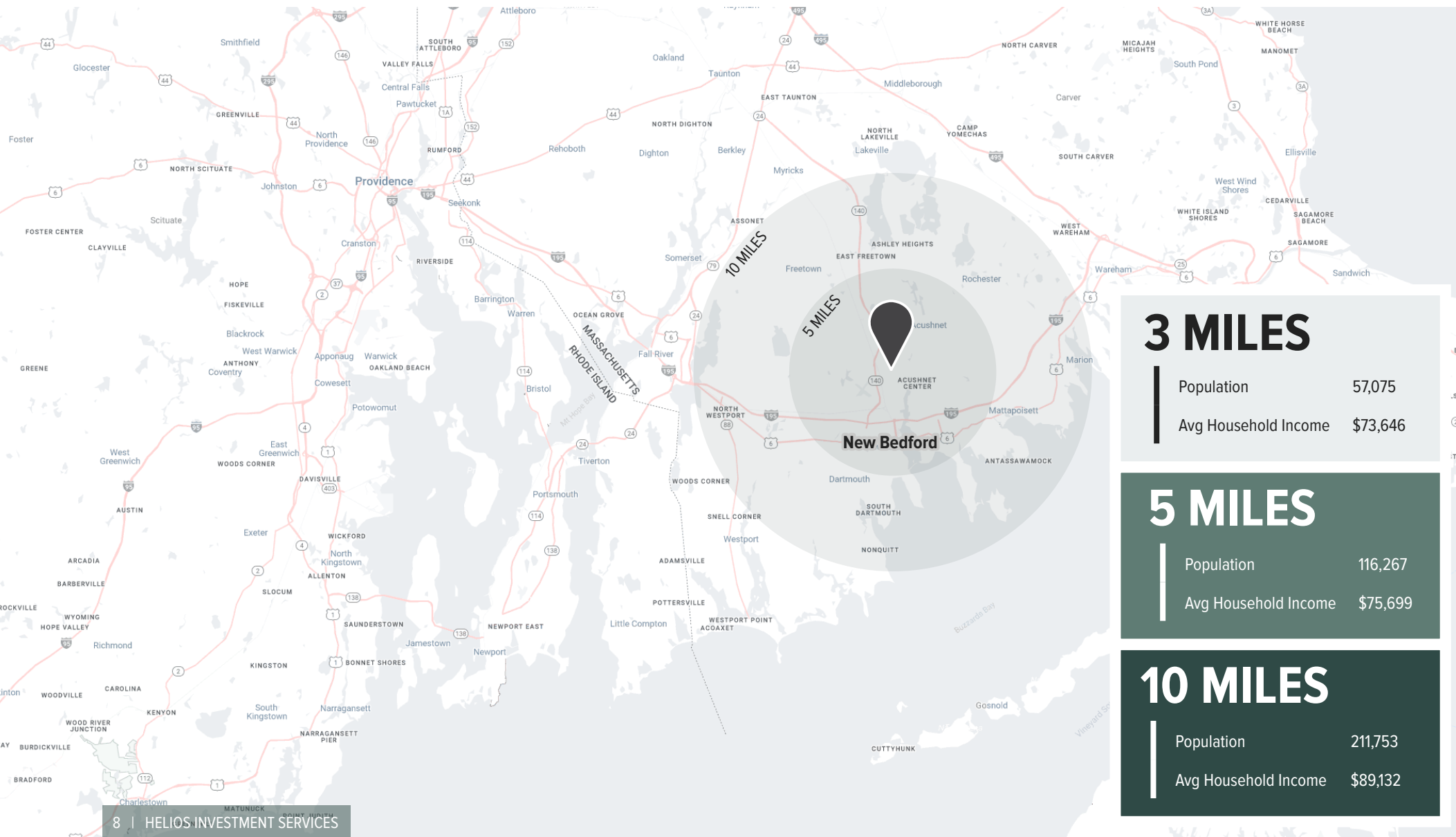
BUTTONWOOD PARK ZOO

Allendale
Country Club

UMass | Dartmouth

STOP & SHOP
Auto Zone
Planet Fitness
TACO BELL
McDonald's

Location Highlights



3 MILES

Population 57,075
Avg Household Income \$73,646

5 MILES

Population 116,267
Avg Household Income \$75,699

10 MILES

Population 211,753
Avg Household Income \$89,132

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