



140 High Street HINGHAM, MA



TREMENDOUS OPPORTUNITY FOR GC/BUILDER/DEVELOPER in DESIRABLE HINGHAM | 1.07 Acre Parcel currently with two Single-family Homes - Main Home (addressed as 140 High St) has approx 3900 sqft, 4 beds, 2.5 baths and one car garage (under); "2nd" Home/Carriage House (addressed as 138 High St) has approx 1400 sqft, 2-3 beds, 1 bath | 140 High St has shared drive with 146 High St; 138 High has own dedicated driveway | Both structures need complete gut/rehab at minimum; other options are possible according to the town | Title V inspector found 3 cesspools on the property, none of which are likely to pass - new septic will be required whether the design is a dedicated system for one home or any potential shared system | Property is less than 3 miles to MBTA commuter rail & less than 5 miles to MBTA Commuter Ferry to Long Wharf | Buyer and Buyer's agent is responsible for all due diligence including but not limited to any potential renovation, subdivision and/or renovation | POTENTIAL POTENTIAL!!!



Tammy Todaro & Andy Paleologos
(508) 444-9796
TheTodaroTeam@gmail.com
TodaroTeamHomes.com





Property Highlights

- 2 Single Family Homes on 1 parcel
- 1.07 Acre Lot
- Main Home (#140 High Street) ~ 3909 sqft; 4 beds, 2.5 baths, 1 car garage
- 2nd Home/Carriage House (#138 High St) ~ 1399 sqft; 2-3 beds, 1 full bath
- Tremendous Opportunity for General Contractor/Builder/Developer
- Property less than 3 miles to MBTA Commuter Rail (West Hingham stop to South Station)
- Property less than 5 miles to MBTA Commuter Ferry (Hewitt's Cove to Long Wharf)
- Potential for total gut/rehab
- Potential for razing both structures and building new
- Potential for condominiumization with new shared septic design

Buyer/Buyer's Agent responsible for all due diligence, including but not limited to any potential renovation, subdivision and/or renovation.

