



30 GOLF DR

PLYMOUTH, MA

FOR SALE | 37,840 SF CLASS A FITNESS CENTER ON 2.2 AC

- Adjacent to iconic Pine Hills Golf Club & World-Class Community
- State of the Art Athletic Club
- 2 Full bars
- Located just off Route 3



PROPERTY SUMMARY



PROPERTY DESCRIPTION

37,840 SF Class A Athletic Facility on 2.2 AC for Sale

VILLAGE SPORTS CLUB

A state-of-the-art athletic facility in the heart of Plymouth's Pinehills Village, the club features numerous amenities, including:

- A heated pool
- Sauna & steam room
- Volleyball
- Basketball
- Tennis & Pickleball courts
- Exercise equipment
- Aerobics and spin classes
- Personal trainers
- Full bar and cafe
- Brelundi Italian ready meals to go

PROPERTY SPECIFICATIONS

Building Size:	37,840 SF
Lot Size:	2.2 AC
Stories:	2
Year Built:	2006/2007
Building Class:	B
Parking Spaces:	70
Net Operating Income:	\$571,024
Sale Price:	\$8,000,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,647	11,980	32,815
Total Population	13,459	29,833	80,648
Average HH Income	\$167,519	\$163,309	\$141,597

PINEHILLS VILLAGE



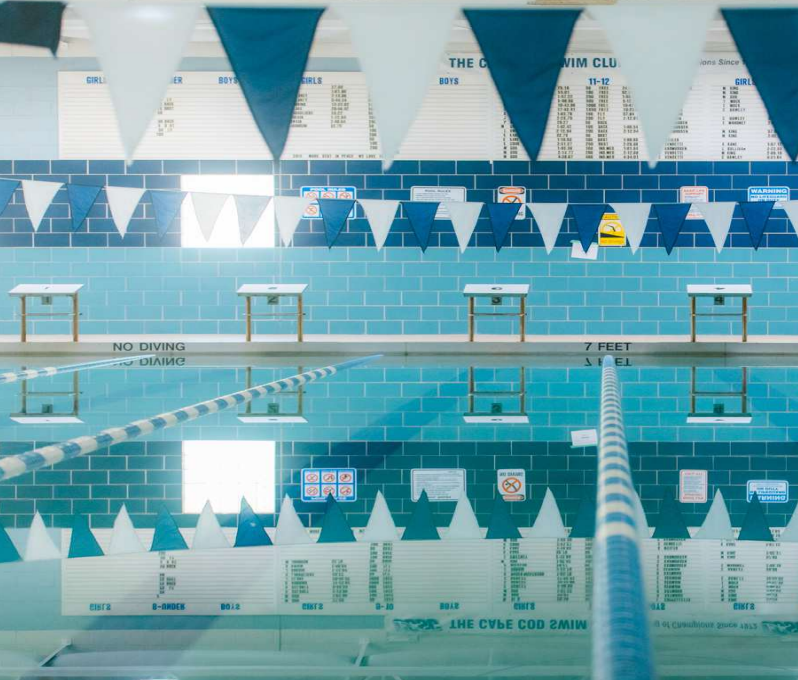
Pinehills is a sprawling 3,200-acre community featuring over 2,000 single-family homes, apartments, and condos spread across 40 distinct neighborhoods. Located off Route 3 in South Plymouth, Pinehills offers residents a self-sufficient lifestyle with a range of amenities, including banking, dry-cleaning, medical facilities, a post office, tax and legal services, and over 25 shops.

Residents can also enjoy Pinehills Golf Club and Old Sandwich Golf Club, as well as Mirbeau Inn & Spa, and dining options like Rye Tavern, East Bay Grille, and The Market, along with a wine shop and an array of boutiques. The picturesque village is surrounded by open spaces and woodlands, with land reserved for conservation. It's conveniently situated just 5 miles from the ocean, 7 miles from Cape Cod, and 45 miles from Boston.

Each of the individually crafted homes reflects the beauty of the surrounding nature and the area's colonial history. The neighborhoods are unique; for instance, the new Climber's Path neighborhood offers homes equipped with solar panels, rainwater collection systems, and electric vehicle charging outlets in the garages. Pinehills collaborates with various builders to provide diverse layouts, designs, features, and views, ensuring that the community appeals to a wide range of residents.

In addition to single-family homes, Pinehills features four luxury apartment communities—Rowan, Marq, Hanover, and AvalonBay—each overlooking The Pinehills Village Green. These thoughtfully designed communities boast landscaped courtyards, pool decks, grilling areas, clubhouses, and fitness centers, enhancing the overall living experience.

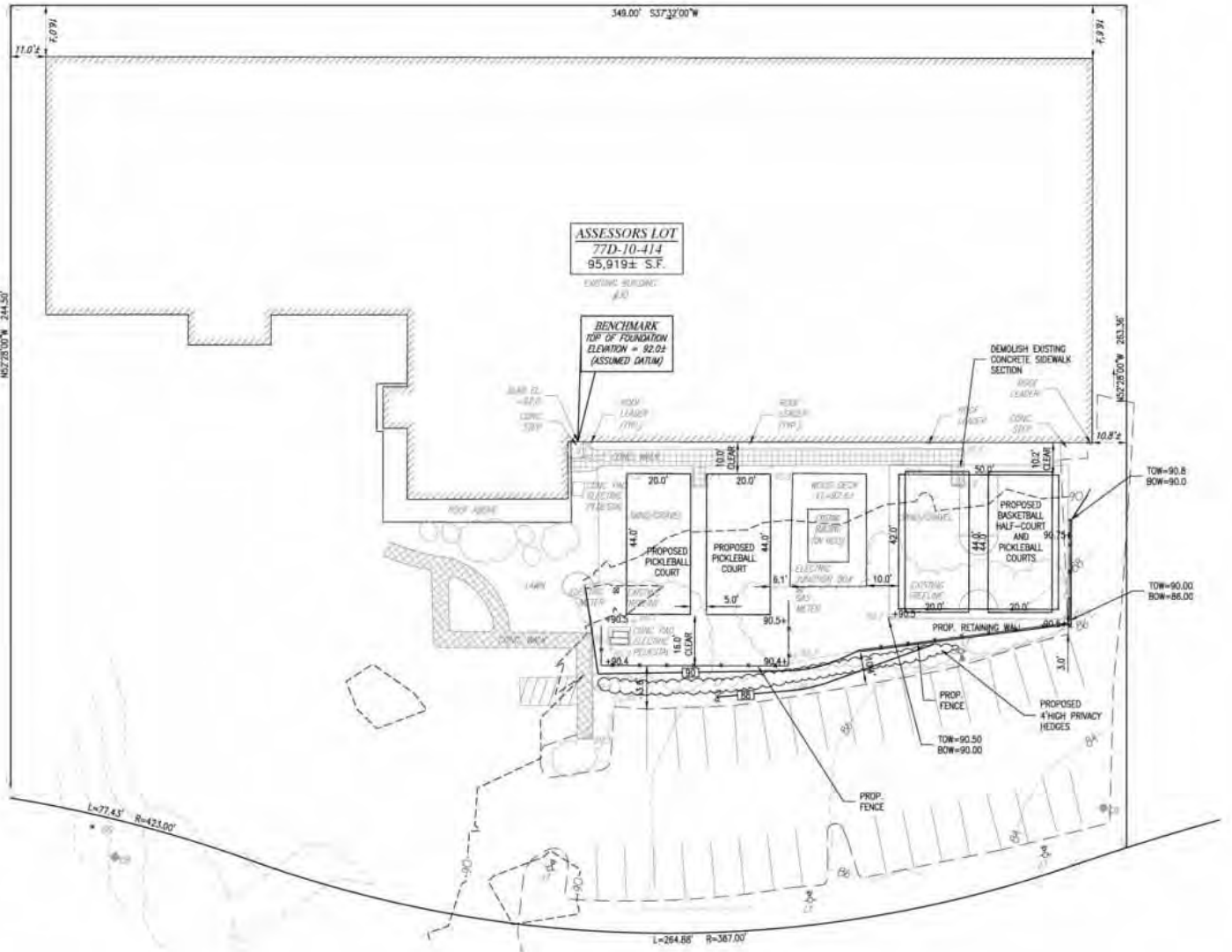
With its blend of convenience, natural beauty, and modern amenities, Pinehills offers a vibrant lifestyle for everyone.



SITE PLAN

EXISTING BUILDING PARCELS 77D-0004-004
77D BIRARWOOD
BY PRINCIPALS LLC

BIRARWOOD



GOLF DRIVE

**VSC PROFIT & LOSS
JAN-DEC 24**

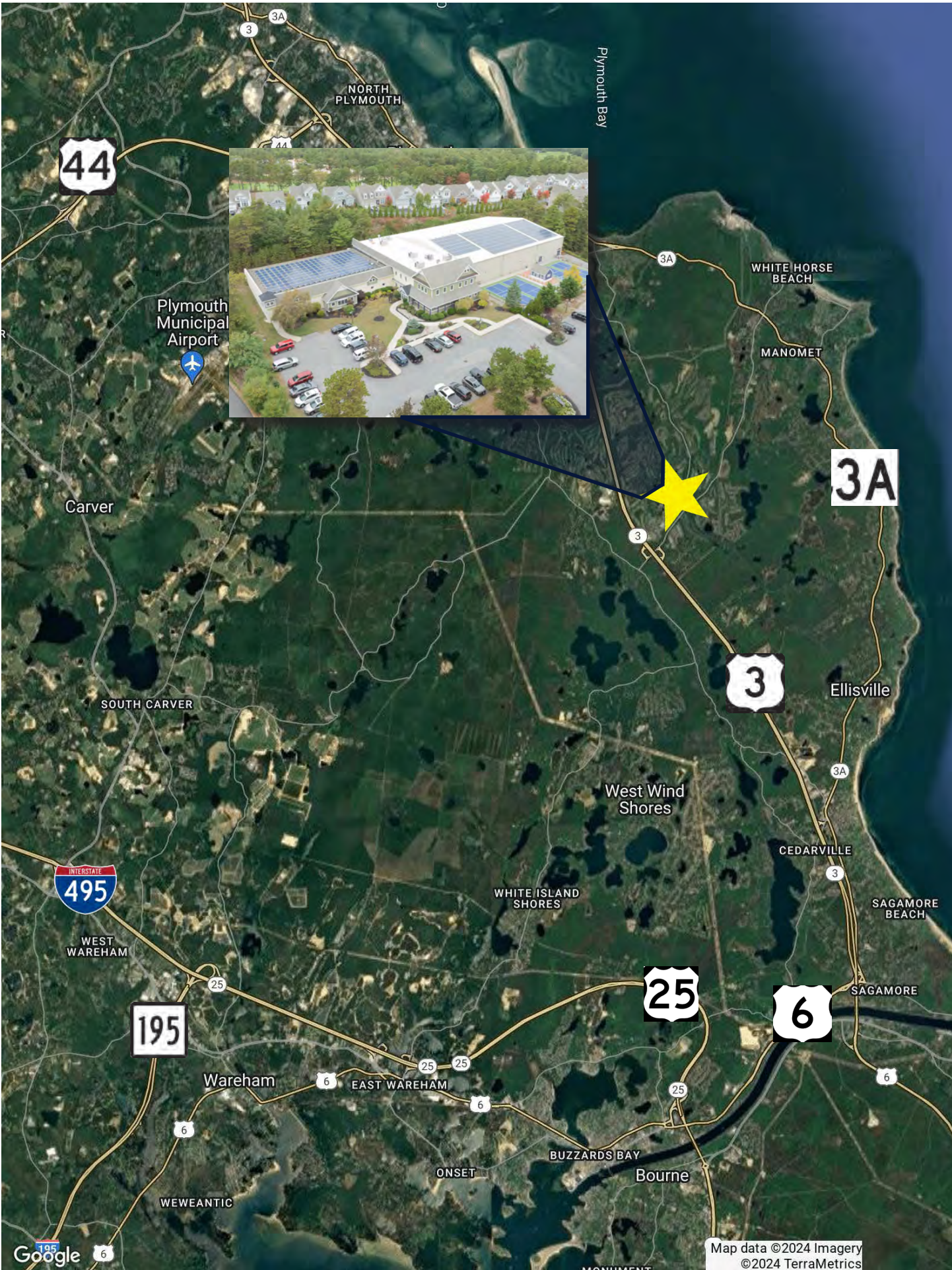
ORDINARY INCOME		ORDINARY EXPENSE	
Income		Expense	
Bar & Cafe Income	\$75,864.66	Bank Service Charges	\$317.50
Daily POS Income	\$191,482.47	Business License & Permits	\$2,570.00
Guest Fees	\$26,293.64	Cleaning Supplies	\$9,254.75
Membership - EFT	\$449,993.82	Computer & Internet Expenses	\$831.60
Membership - non EFT	\$9,186.00	Fees	\$845.00
Plymouth Rec	\$43,101.00	Insurance Expense	\$23,840.95
Pool Income	\$186,625.00	Insurance Expense - WC	\$2,659.00
Rental Income	\$98,920.00	Payroll Fees	\$2,684.39
Tennis Lessons	\$14,636.00	Payroll Taxes	\$16,804.20
Training Income	\$360.00	Payroll Wages	\$183,372.80
Total Income	\$1,019,756.39	Personal Property Tax	\$790.52
Cost of Goods Sold		Pinehills LOA Fee	\$57,140.00
Beverage Cost	\$16,478.82	Pool Supplies	\$4,575.98
Cost of Goods Sold	\$4,066.22	Repairs & Maintenance	\$36,070.05
Merchant Account Fees	\$38,290.66	Sewer	\$3,660.00
Subcontractors	\$17,779.50	Snow Removal	\$362.50
Total COGS	\$76,615.20	Supplies	\$2,791.84
Gross Profit	\$1,019,756.39	Telephone Expense	\$10,388.47
		Travel	\$250.15
		Uniforms	\$664.80
		Utilities	\$88,856.94
		Total Expense	\$448,731.44
		Net Ordinary Income	\$571,024.95
		Net Income	\$571,024.95

SVC PROFIT & LOSS 2024 PLUS 2025/2026 PROJECTIONS

	Present (Approx 750 members) Jan-Dec 24	Projected (Approx 850 Members) Jan-Dec 25	Projected (Approx 950 Members) Jan-Dec 26
INCOME			
Bar & Cafe Income	\$75,864.66	\$79,657.89	\$83,640.79
Daily POS Income	\$191,482.47	\$201,056.59	\$211,209.42
Guest Fees	\$26,293.64	\$27,608.32	\$28,988.74
Membership-EFT	\$449,993.82	\$530,992.71	\$626,571.39
Membership- Non EFT	\$9,186.00	\$10,839.48	\$12,790.59
Plymouth Rec	\$43,010.00	\$45,160.50	\$47,418.53
Pool Income	\$186,625.00	\$195,956.25	\$205,754.06
Rental Income	\$98,920.00	\$103,866.00	\$109,059.30
Tennis Lessons	\$14,636.00	\$15,367.80	\$16,136.19
Training Income	\$360.00	\$378.00	\$396.90
TOTAL INCOME	\$1,096,371.59	\$1,210,883.55	\$1,341,865.91
Beverage Cost	\$16,478.82	\$16,973.18	\$17,482.38
Cost of Goods Sold	\$4,066.22	\$4,188.21	\$4,313.85
Merchant Account Fees	\$38,290.66	\$39,439.38	\$40,622.56
Subcontractors	\$17,779.50	\$18,312.89	\$18,862.27
COGS	\$76,615.20	\$78,913.66	\$81,281.07
GROSS PROFIT	\$1,019,756.39	\$1,131,969.89	\$1,260,584.84

SVC PROFIT & LOSS 2024 PLUS 2025/2026 PROJECTIONS

	Present (Approx 750 members) Jan-Dec 24	Projected (Approx 850 Members) Jan-Dec 25	Projected (Approx 950 Members) Jan-Dec 26
EXPENSES			
Bank Service Charges	\$317.50	\$327.03	\$336.84
Business License & Permits	\$2,570.00	\$2,647.10	\$2,726.51
Cleaning Supplies	\$9,254.75	\$9,532.39	\$9,818.36
Computer & Internet Expenses	\$831.60	\$856.55	\$882.24
Fees	\$845.00	\$870.35	\$896.46
Insurance Expense	\$23,840.95	\$24,556.18	\$25,292.86
Insurance Expense - WC	\$2,659.00	\$2,738.77	\$2,820.93
Payroll Fees	\$2,684.39	\$2,764.92	\$2,847.87
Payroll Taxes	\$16,804.20	\$17,308.33	\$17,827.58
Payroll Wages	\$183,372.80	\$188,873.98	\$194,540.20
Personal Property Tax	\$790.52	\$814.24	\$838.66
Pinehills LOA Fee	\$57,140.00	\$57,140.00	\$57,140.00
Pool Supplies	\$4,575.98	\$4,713.26	\$4,854.66
Repairs & Maintenance	\$36,070.05	\$37,152.15	\$38,266.72
Sewer	\$3,660.00	\$3,769.80	\$3,882.89
Snow Removal	\$362.50	\$373.38	\$384.58
Supplies	\$2,791.84	\$2,875.60	\$2,961.86
Telephone Expense	\$10,388.47	\$10,700.12	\$11,021.13
Travel	\$250.15	\$257.65	\$265.38
Uniforms	\$664.80	\$684.74	\$705.29
Utilities	\$88,856.94	\$91,522.65	\$94,268.33
Total Expenses	\$448,731.44	\$460,479.18	\$472,579.36
Net Ordinary Income	\$571,024.95	\$671,490.71	\$788,005.48
NET INCOME	\$571,024.95	\$671,490.71	\$788,005.48



44

Plymouth Municipal Airport

NORTH PLYMOUTH

Plymouth Bay

WHITE HORSE BEACH

MANOMET

3A

Carver

SOUTH CARVER

3

Ellisville

West Wind Shores

CEDARVILLE

SAGAMORE BEACH

INTERSTATE 495

WEST WAREHAM

25

6

SAGAMORE

195

Wareham

EAST WAREHAM

WEVEANTIC

ONSET

BUZZARDS BAY

Bourne

Google

Map data ©2024 Imagery ©2024 TerraMetrics

30 GOLF DR

PLYMOUTH, MA

FOR SALE | 37,840 SF INDUSTRIAL BUILDING ON 2.2 AC

DAVID BERMAN

413.636.9055

dberman@stubblebinecompany.com

CHRIS MICHNIEWICZ

774.994.1698

chris@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL