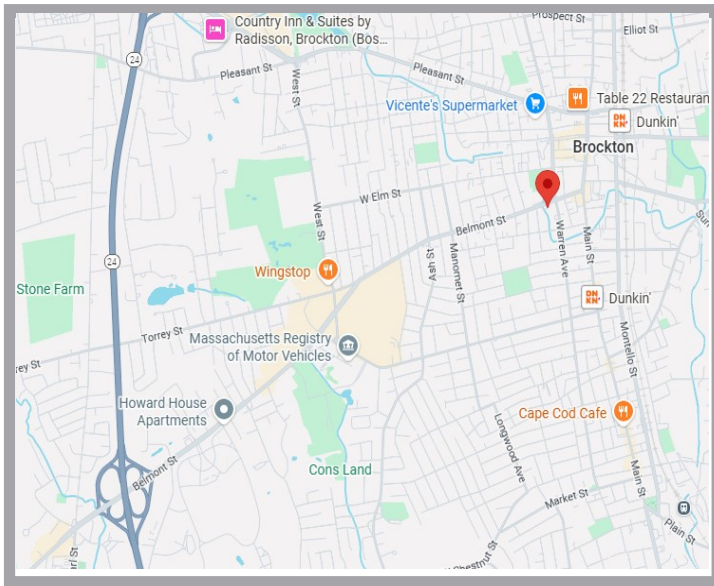


Investment for Sale

100 Belmont Street - Brockton, MA



10,950 SF

Retail Bank Location with Drive-Thru
and Commercial Lending Office

Full Basement

54 Parking Spaces

Lot Size: 43,477 SF (0.99 Acres)

City Water / Sewer

2026 Real Estate Taxes: \$50,236.48 +/-

DONAHUE
ASSOCIATES

Commercial & Industrial Real Estate
457 Belmont Street
Brockton, MA 02301
Tel: 508.588.1717
mdre@donahueassociates.com

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www.donahueassociates.com

The property is currently 100% leased by Rockland Trust. Rockland Trust has been a tenant at the property since August 2001 and is well-established regional bank. The rentable area is 10,950 SF and is under a NNN lease. The tenant pays taxes, insurance, all utilities including water and sewer, interior maintenance and repairs, trash, landscaping, and snowplowing. The landlord pays structural maintenance and repairs, legal costs, managements costs and reserves for capital replacement.

The base rents of the current lease are through 2029, with four extensions:

January 1, 220-December 31,2024	\$175,000
January 1, 2025-December 21, 2025	\$179,375
January 1, 2026-December 31, 2026	\$183,859
January 1, 2027-December 31, 2027	\$188,455
January 1, 2028-December 31, 2028	\$193,167
January 1, 2029-December 31, 2029	\$197,996

First Extension

January 1, 2030 – December 31,2034	\$222,746 Per Year
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Second Extension

January 1, 2035-December 31, 2039,	\$250,589 Per Year
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Third and Fourth Extension

The base rent for the third and fourth extensions of the term if exercised by the tenant shall be the “Market Rent”.

INTERIOR FLOOR PLANS

