

# C O R P O R A T E

Corporate Realty Associates  
*Commercial and Industrial Real Estate*

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## RETAIL BUILDING AVAILABLE

**LOCATION:** 75 Campanelli Industrial Drive  
Brockton, MA 02301

**BUILDING SIZE:** 27,627 Square Feet

**LOT SIZE:** 2.15 Acres

**FRONTAGE:** 251.17 feet on Campanelli Industrial Drive

**ASSESSMENT:**

Land:	\$ 966,300
Building:	<u>\$ 1,437,900</u>
TOTAL	\$ 2,404,200

**TAX RATE:** \$ 24.05 per \$ 1,000 ( FY 2024)

**REAL ESTATE TAXES:** \$ 57,820.01

**TITLE REFERENCE:** Plymouth County Registry of Deeds  
Deed Reference #  
35995/58897  
City of Brockton Assessors:  
Map 33 Plot 47

**UTILITIES:** City water, gas, electric, and telephone

**SEWERAGE:** City of Brockton

**ZONING:** C-2 (General Commercial)

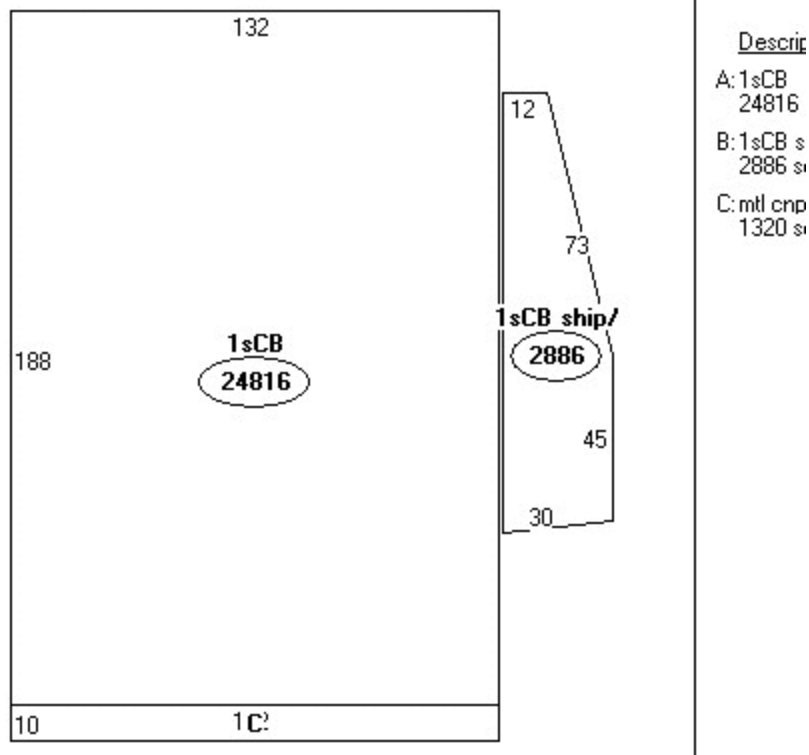
**PARKING:** 115 Cars

**FIRE PROTECTION:** Wet System

**DESCRIPTION:** A 28,000 sq ft cement block building with a tar and gravel roof located just off of Route 27 near the Route 24 interchange. The building was formerly Paperama, Decathlon Sports, currently a Work Out World (WOW). This site is located at the Oak Street entrance to the newly renovated and expanded Westgate Mall. Neighborhood includes Hotels, Wal Mart, Chick-fil-A, Starbuck's, Wendy's, Valvoline, IHOP, Good Samaritan Hospital, medical office complexes, and many apartment and condominium complexes.

**PRICING:** \$ 10.00 Per Sq Ft NNN

**LISTING BROKER:** Bradford M. Tighe



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