

FOR SALE
OFFICE BUILDING



7 CHRISTY'S DRIVE

7 CHRISTY'S DRIVE, BROCKTON, MA 02301

For More Information

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OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	15,000 SF
Available SF:	2,000 SF
Lot Size:	0.71 Acres
Number of Units:	5
Price / SF:	\$140.00
Year Built:	2003
Renovated:	2025
Zoning:	RIC

PROPERTY OVERVIEW

7 Christy Drive, Brockton, MA is a mixed-use commercial and residential property with strong visibility and access off Route 27, minutes from Route 24, surrounded by established businesses ideal for retail or professional office use.

The property includes first-floor retail/office space and two (2) $\pm$ 2,000 SF, 2-bedroom / 2-bathroom apartments, along with ample parking, recently updated HVAC, and separately metered utilities. Additional features include a full $\pm$ 8,000 SF basement complete with kitchen, fully sprinklered building, city water/sewer, and a $\pm$ 0.71-acre lot.

PROPERTY HIGHLIGHTS

- Mixed Use Commercial and Residential
- Two 2,000 SF 2 Bedroom 2 Bathroom Apartments
- 1st/2nd Floor Retail/Office Space
- Ample Parking - 34 parking spots
- Recently Updated HVAC
- Separately Metered Utilities
- Full 8,000 SF Partially Finished Basement Complete with Kitchen
- Fully Sprinklered Building
- Integrated Alarm System
- City Water/Sewer
- .71 Acre Lot
- New 6 Ton Compressor & 120,000 BTU Heater (Office 2)
- Great for an Owner Occupier
- Lease Options Available



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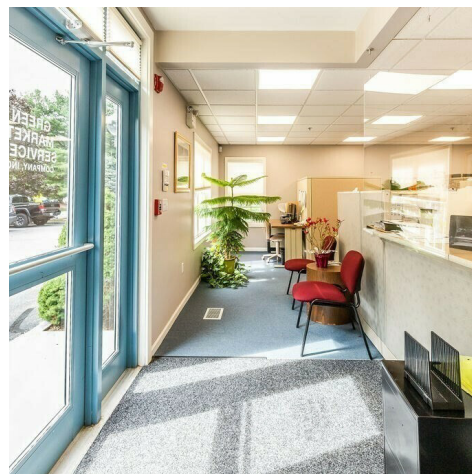
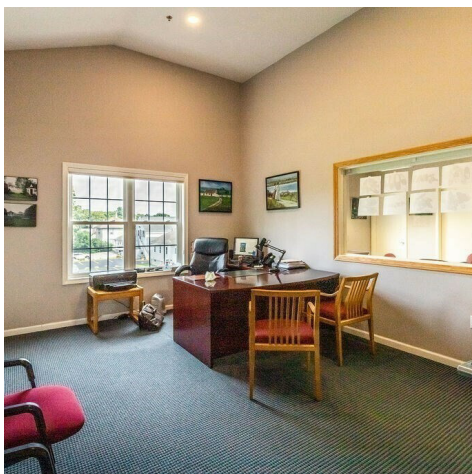
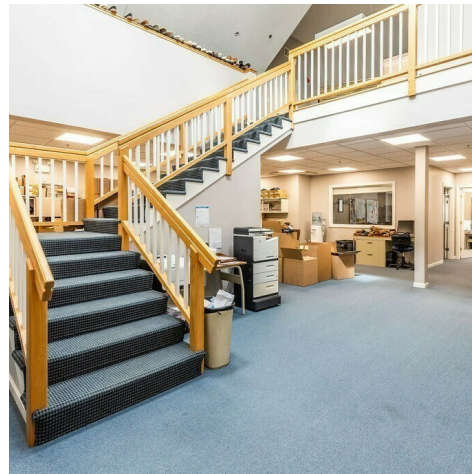
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ADDITIONAL PHOTOS

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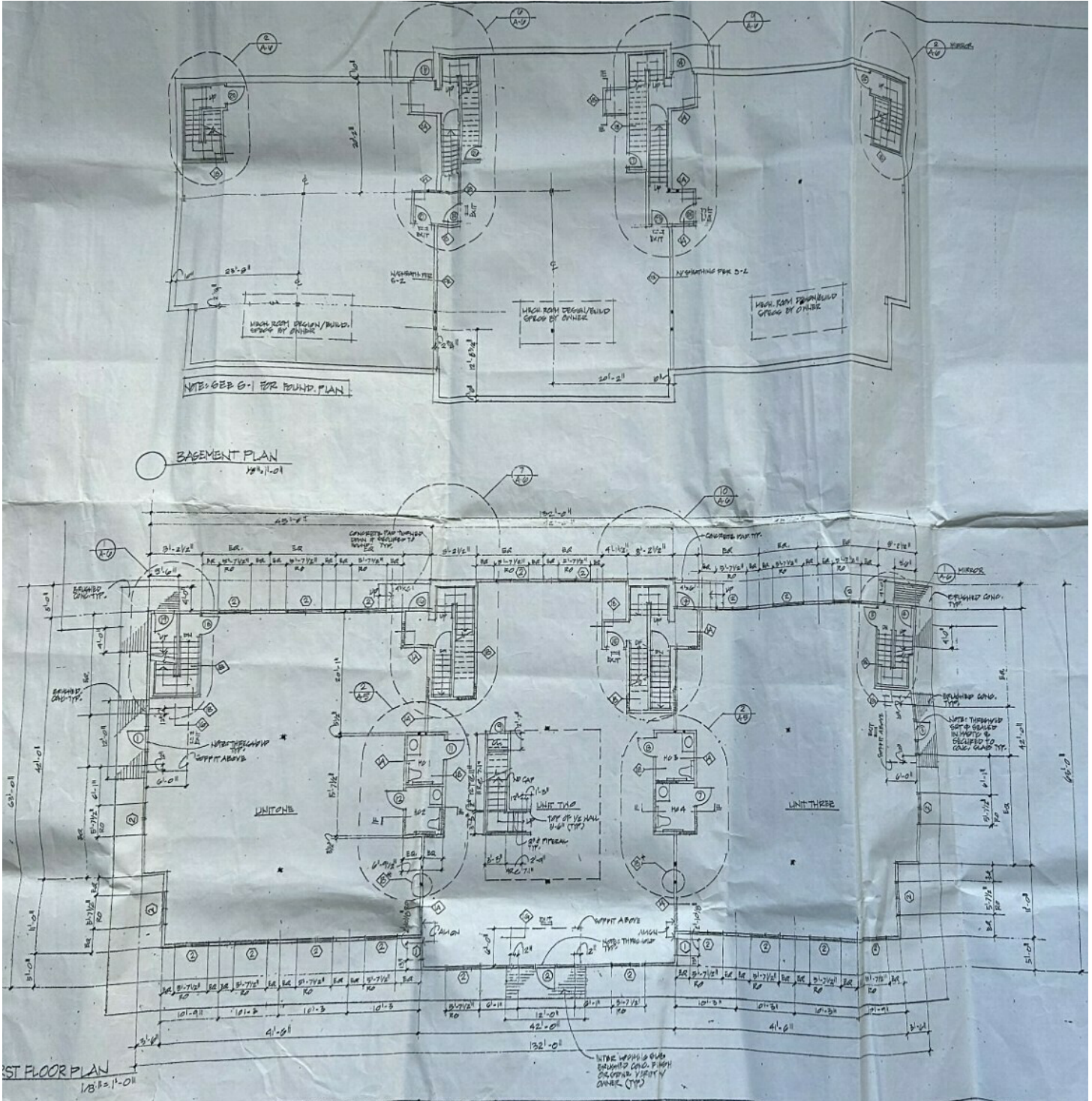
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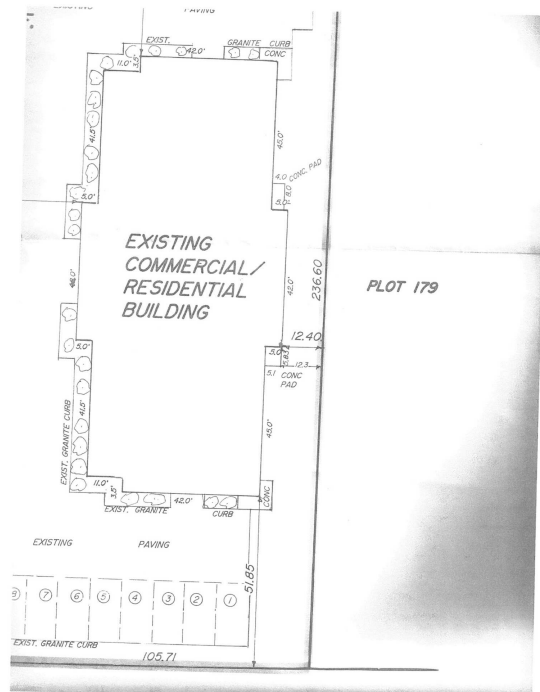
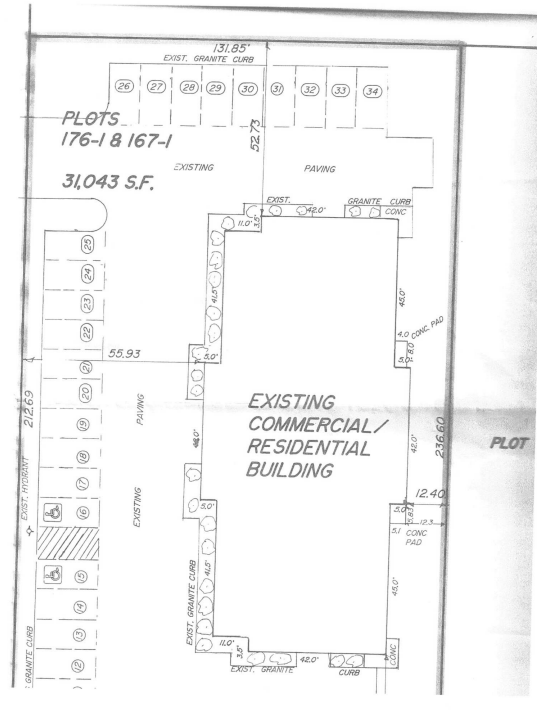
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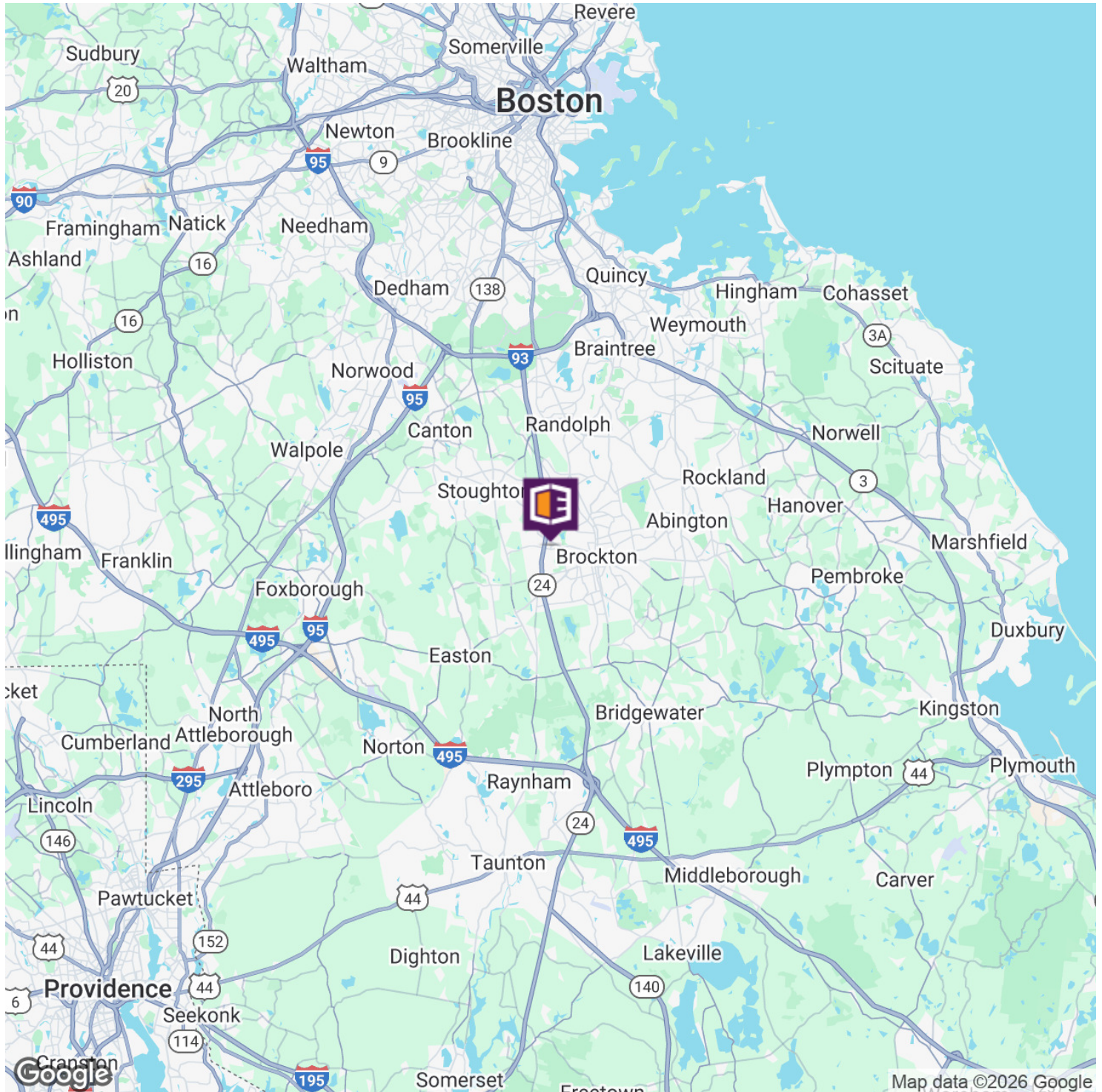
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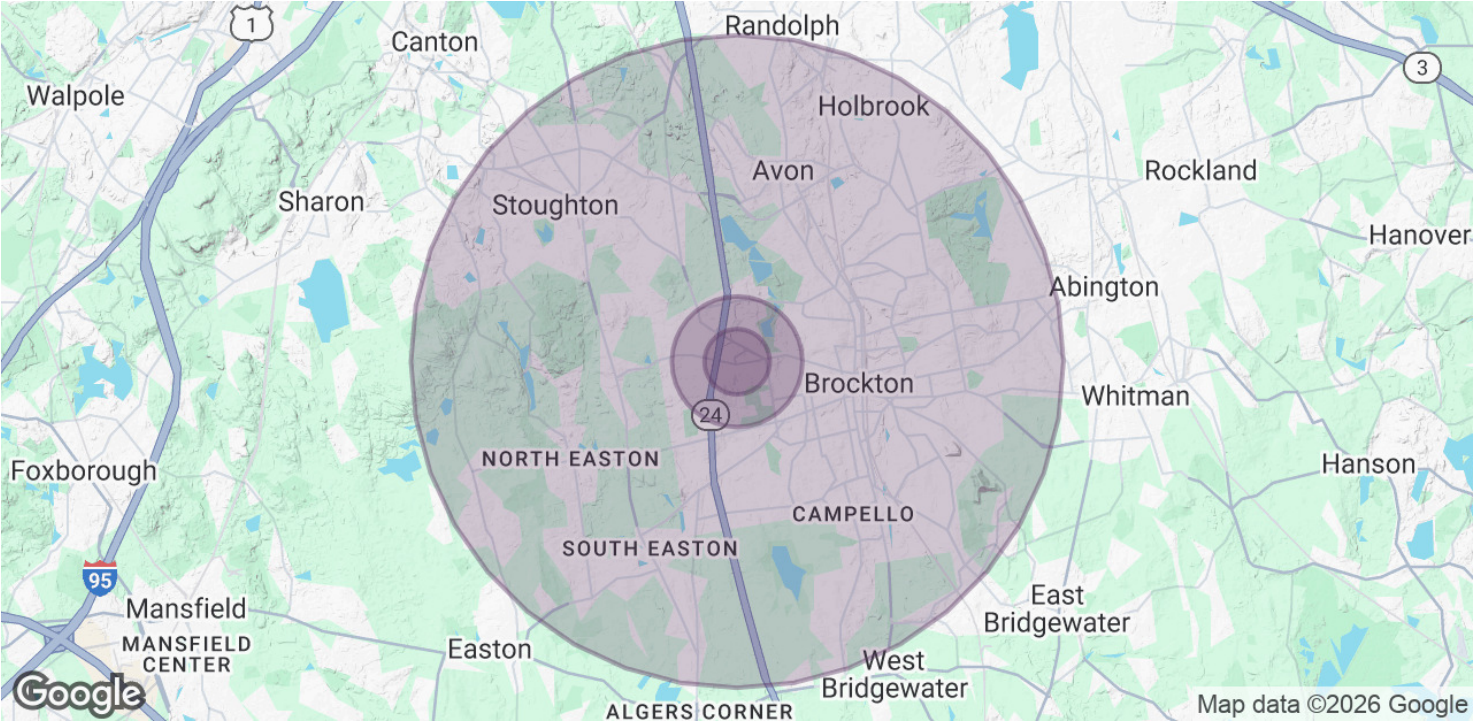
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POPULATION	0.5 MILES	1 MILE	5 MILES
Total Population	2,168	10,172	173,271
Average Age	46	43	40
Average Age (Male)	43	41	39
Average Age (Female)	49	44	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
Total Households	680	3,711	59,789
# of Persons per HH	3.2	2.7	2.9
Average HH Income	\$129,006	\$109,935	\$119,169
Average House Value	\$456,072	\$426,228	\$500,091

Demographics data derived from AlphaMap



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