

OFFICE FOR SALE
140 BROCKTON AVENUE
ABINGTON, MA 02351
PRICE: \$475,000



FOR SALE

KW COMMERCIAL
574 Washington Street
Easton, MA 02375

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Executive Summary



Address:	140 Brockton Avenue
City, State, Zip:	Abington, MA 02351
County:	Plymouth
Price:	\$475,000
Year Built:	1900
Building SF:	2,124
Lot Size:	0.34 Acres
Living Area SF:	918
Floors:	1.5
Tenants/Units:	1
Frontage:	126.00
Zoning:	HC
Parking:	7
Sprinklers:	No
Roof:	Asphalt/Fiberglass Shingles
Traffic Count:	16,708 - MA 123 & Bedford St E
Cross Streets:	Centre Street (Route 123)

Property Highlights

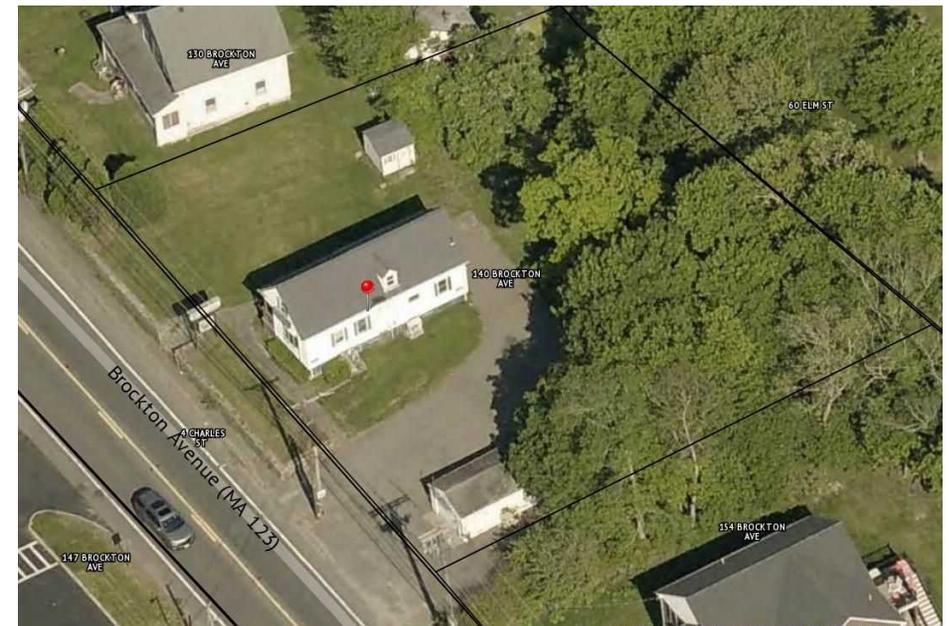
- Office building on 0.34 acres
- One-car garage and storage shed
- Two bathrooms (1 full, 1 half)
- Vinyl exterior, one-and-a-half-story
- Heating: forced hot water
- Excellent visibility and accessibility near commuter rail and Route 18, 58 & 123
- Flexible use potential for professional or medical offices

Property Overview

Discover a unique opportunity near the heart of Abington Center! This vinyl sided office building sits on a 0.34 acre lot with excellent visibility along Brockton Avenue, blending historic character with practical functionality in a Highway Commercial (HC) zone.

Inside, the flexible layout includes multiple adaptable rooms and two bathrooms (one full, one half), making it ideal for professional offices, medical use, or other business needs.

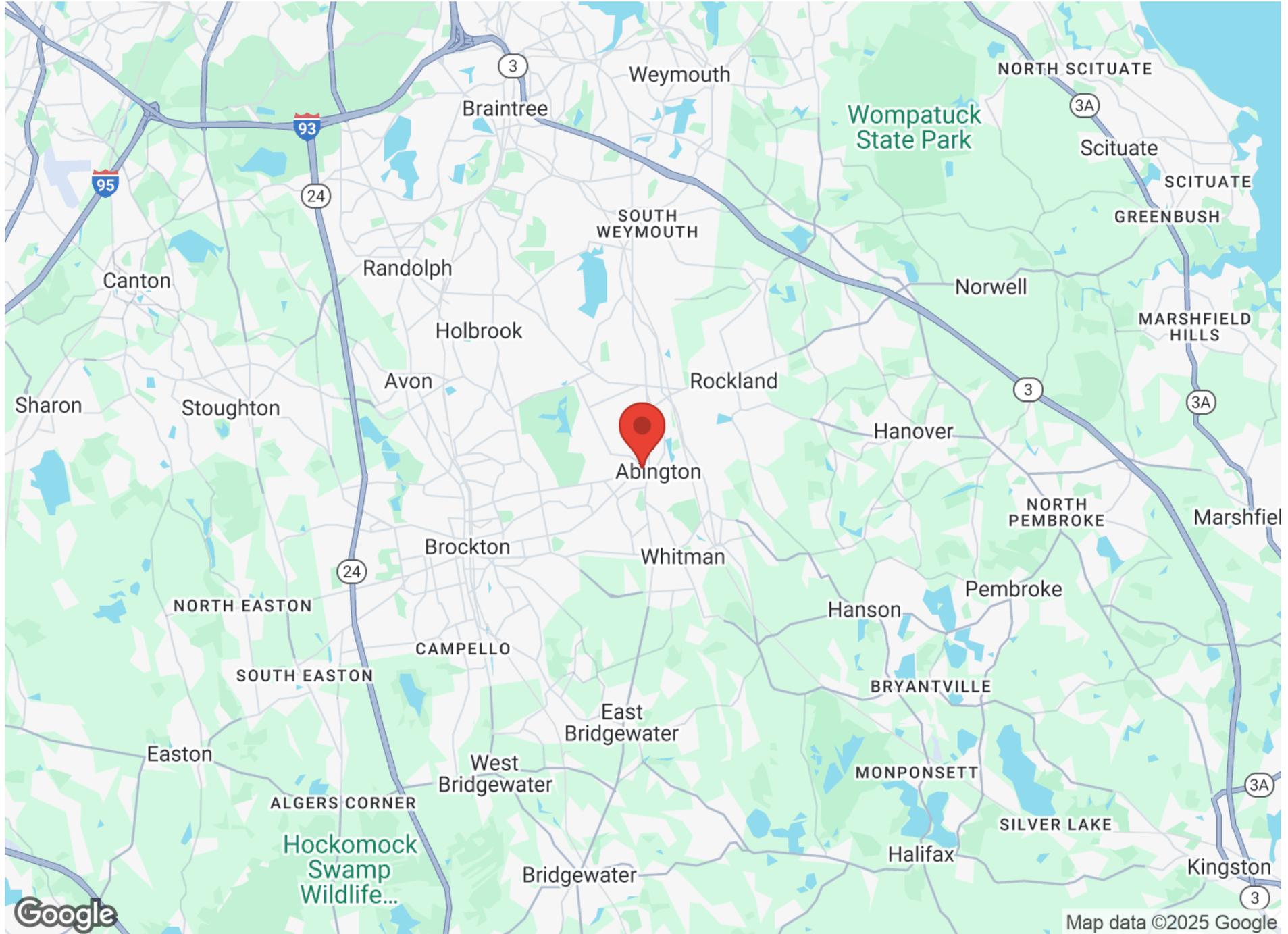
The location is a standout feature, positioned near major MA Routes 18, 58 & 123 and just one mile from the Abington MBTA commuter rail. With great accessibility, strong local demographics, and closeness to Boston's South Shore markets, this property is ideal for an owner-occupant or investor looking for a well-located commercial space.



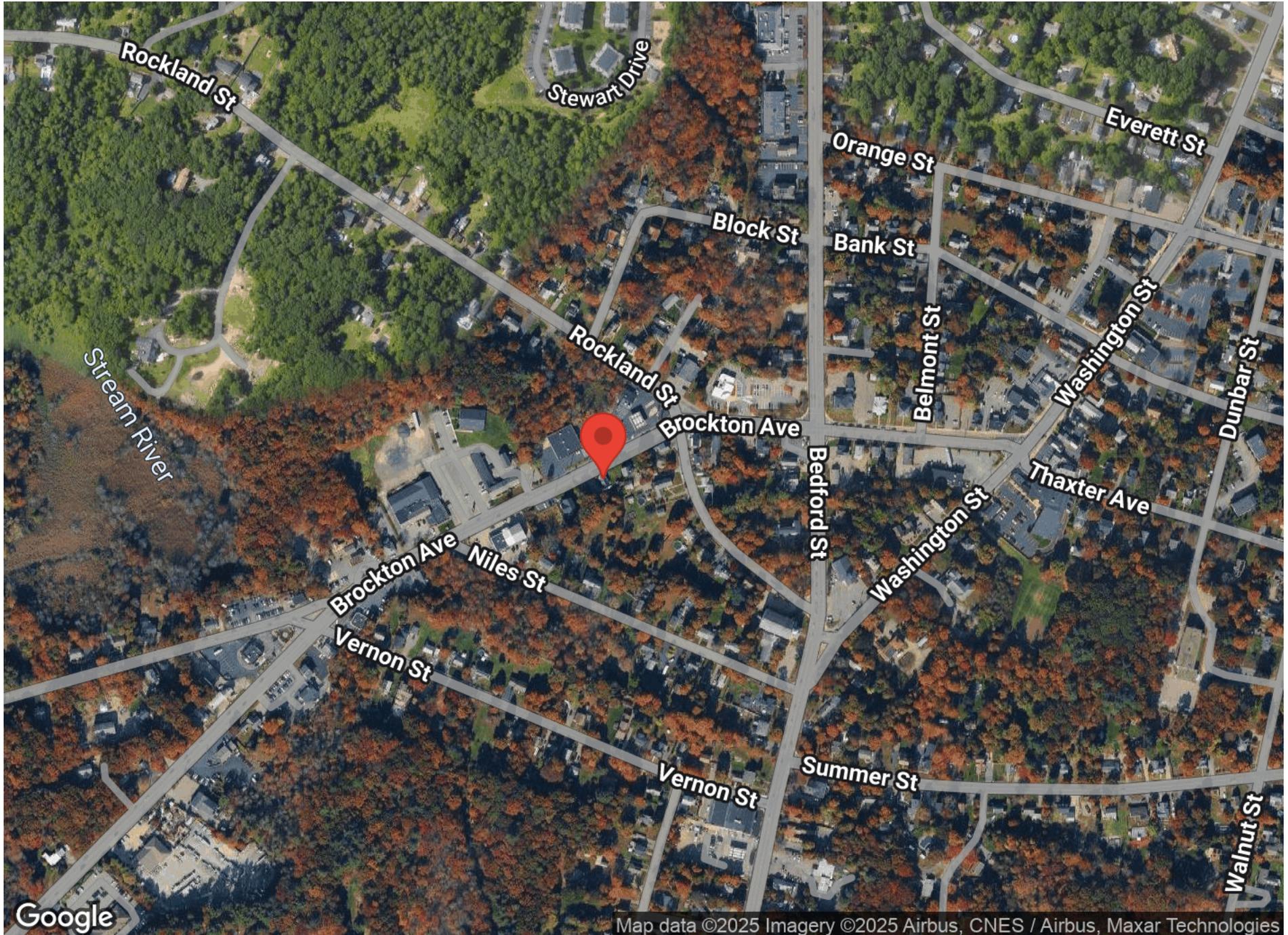
Property Photos



Regional Map

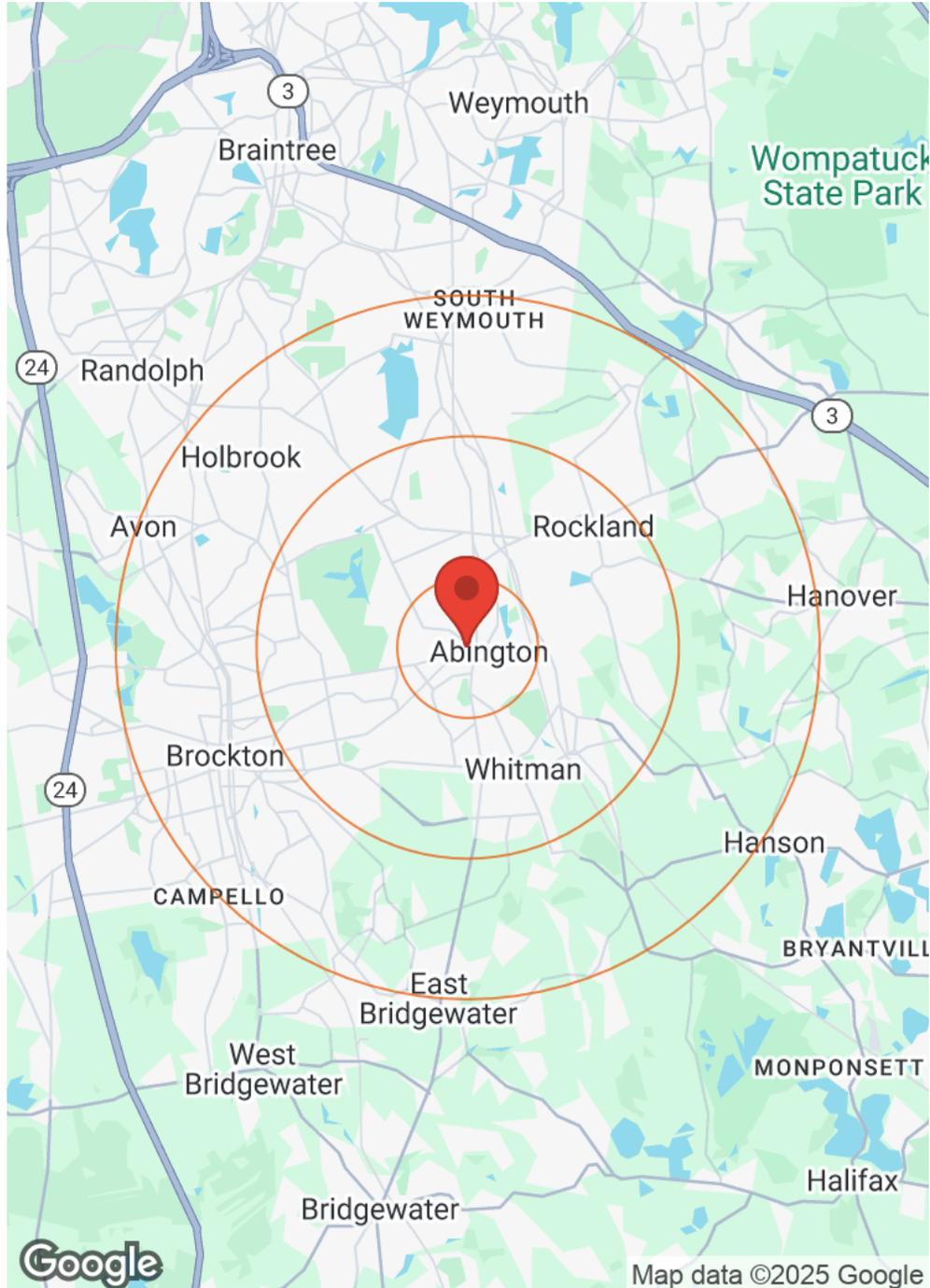


Aerial Map



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Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,913	30,441	88,750
	Female	3,056	31,388	92,943
	Total Population	5,969	61,829	181,693
Age	Ages 0-14	1,002	10,717	33,473
	Ages 15-24	695	7,057	22,632
	Ages 25-54	2,411	24,669	73,213
	Ages 55-64	835	8,726	23,591
	Ages 65+	1,028	10,659	28,782
	Race	White	4,707	44,882
Black		657	10,363	46,550
Am In/AK Nat		2	19	55
Hawaiian		1	6	18
Hispanic		311	3,592	12,937
Asian		158	1,521	6,087
Multi-Racial		101	1,144	4,415
Other		32	309	1,145
Income		Median	\$130,217	\$113,377
	< \$15,000	140	1,368	5,072
	\$15,000-\$24,999	49	865	3,308
	\$25,000-\$34,999	110	748	3,027
	\$35,000-\$49,999	117	1,673	5,215
	\$50,000-\$74,999	111	2,604	7,870
	\$75,000-\$99,999	189	2,985	8,541
	\$100,000-\$149,999	703	4,996	12,276
	\$150,000-\$199,999	444	3,670	8,777
> \$200,000	433	4,250	11,847	
Housing	Total Units	2,414	24,421	69,608
	Occupied	2,298	23,160	65,934
	Owner Occupied	1,562	16,835	41,809
	Renter Occupied	736	6,325	24,125
	Vacant	116	1,261	3,674

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Exclusively Listed by

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