



RETAIL BUILDING
FOR SALE



55R MAIN ST

55-R MAIN ST, KINGSTON, MA
02364

DAVE ELLIS, SIOR

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EXECUTIVE SUMMARY

55R MAIN ST



OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	5,500 SF
Available SF:	
Lot Size:	0.2 Acres
Price / SF:	\$127.09
Year Built:	1950
Renovated:	2024
Zoning:	C
Market:	Boston
Submarket:	Route 3 South

PROPERTY OVERVIEW

Investor or Owner-occupant offering. 55R Main Street is a 5,500 SF two-story mixed-use building renovated in 2024 and currently occupied by a martial arts studio on the upper level and chiropractic and sports medicine practice on the lower level.

PROPERTY HIGHLIGHTS

- 5,500 SF Commercial Building
- Town Water & Sewer
- 55R Main Updated in 2024
- Investment or Owner-occupant



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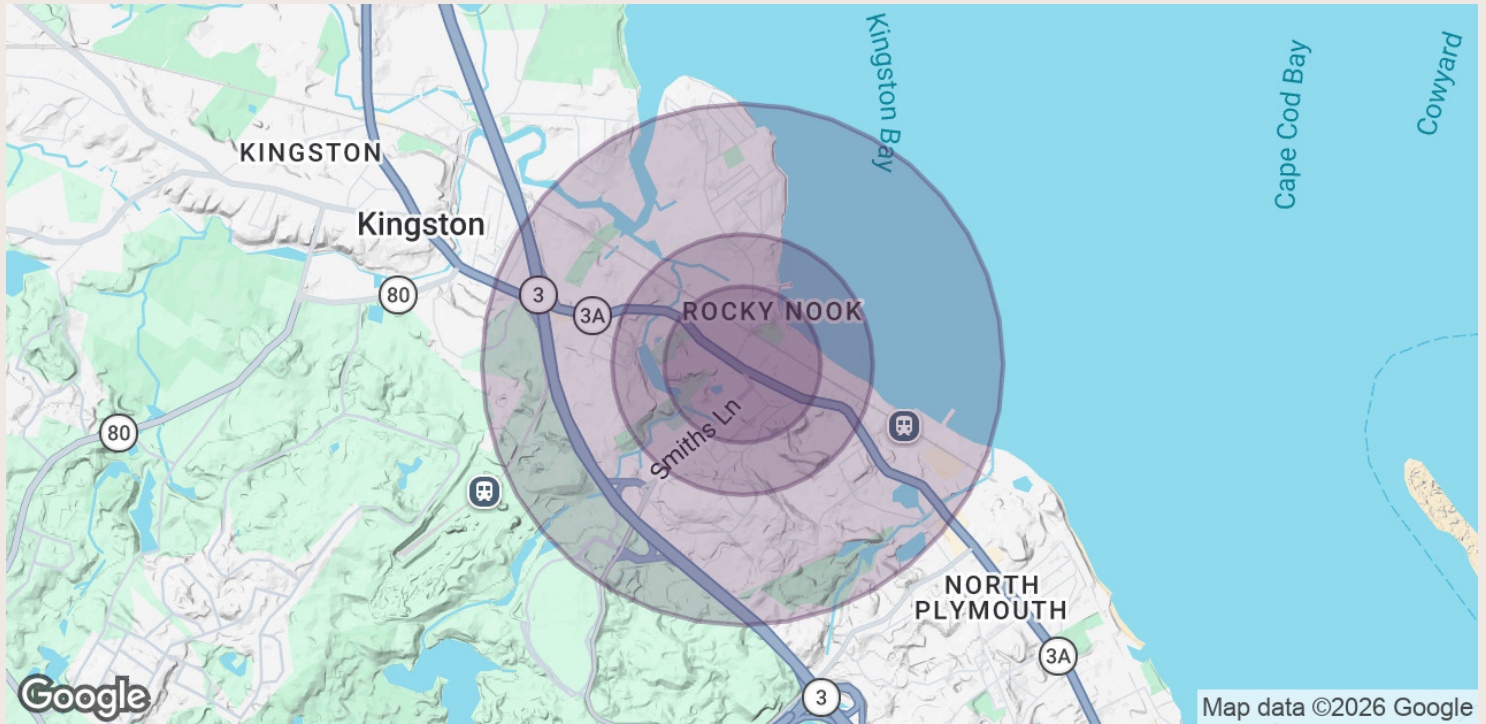
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DEMOGRAPHICS MAP & REPORT

55R MAIN ST



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	507	1,253	4,224
Average Age	46.9	45.8	44.0
Average Age (Male)	41.9	41.3	42.1
Average Age (Female)	48.4	46.2	42.6

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	543	1,790
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$145,650	\$145,339	\$130,901
Average House Value	\$544,401	\$550,906	\$547,735

2023 American Community Survey (ACS)



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ADDITIONAL PHOTOS

55R MAIN ST



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55R MAIN ST



DAVE ELLIS, SIOR

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

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55R MAIN ST



DANIEL MORTON

Commercial Advisor

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PROFESSIONAL BACKGROUND

Daniel Morton serves as a Commercial Advisor at Ellis Realty Advisors, where he specializes in retail leasing and sales, with a focus on tenant and landlord representation throughout the South Shore market. Having grown up on the South Shore, Daniel provides clients with an in-depth understanding of the local market, paired with a commitment to delivering tailored real estate solutions. His market knowledge, client-focused approach, and dedication to achieving results have positioned him as a trusted advisor within the commercial real estate industry.

EDUCATION

University of Massachusetts Amherst (2024)

MEMBERSHIPS

South Shore Young Professionals

ICSC

Mark Wahlberg Youth Foundation

Pancreatic Cancer Action Network

Purple Stride Fundraiser- Team Leader

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