

FOR SALE · OFFICE / RETAIL



KINGSTON · MASSACHUSETTS · 02364

110 Main Street

\$729,999 ASKING PRICE

PROPERTY OVERVIEW

A **c.1920 building** at the heart of Kingston's Main Street corridor — a two-story structure with **1,954± SF of above-grade finished space** across two floors, plus a **1,236 SF lower level** stripped to the studs and ready for a buyer's custom build-out. **3,190 SF of total potential** on a commercially zoned **.28-acre level lot**.

The main floor features a large open common room with brick fireplace and French doors to a rear deck, dedicated mini-split HVAC, full kitchen with gas cooking, half bath, and a vaulted sunroom with skylights ideal for reception or client-facing use. The upper floor offers three private offices or flex suites with hardwood floors and a full bath — well-suited for a principal office, executive suite, or multi-tenant configuration.

KEY HIGHLIGHTS

TOTAL SF	3,190 SF — 1,954± above grade + 1,236 SF lower level
MAIN FLOOR	Open common room · brick fireplace · kitchen · sunroom · half bath · deck access
UPPER FLOOR	Three private offices / flex suites · full bath · hardwood floors throughout
LOWER LEVEL	1,236 SF stripped to studs · separate access · mechanicals in place
HVAC	Dedicated mini-split ductless system · natural gas heat
LOT	.28 acres (12,240 SF) · level · Main Street frontage · 4 parking spaces
ZONING	Commercial · Route 3A corridor · municipal water & sewer
AVAILABILITY	Vacant — immediate owner occupancy or renovation



MAIN FLOOR · FIREPLACE & DECK ACCESS



SUNROOM · RECEPTION / CLIENT-FACING SPACE

Location & Opportunity

\$729,999

ACCESSIBILITY

< 1/2 mi

TO ROUTE 3
ON-RAMP

~40 mi

TO DOWNTOWN
BOSTON

16K

VEHICLES/DAY
ON ROUTE 3A

2.3 mi

MBTA
COMMUTER RAIL

PROPERTY SPECS

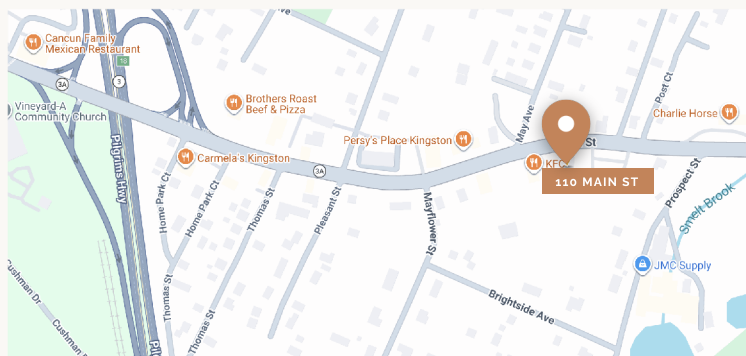
YEAR BUILT	c. 1920
ABOVE GRADE	1,954± SF
LOWER LEVEL	1,236 SF
TOTAL POTENTIAL	3,190 SF
LOT	.28 ac / 12,240 SF
PARKING	4 spaces
WATER / SEWER	Municipal
HEAT	Natural Gas

ZONING

DISTRICT

Commercial

LOCATION



ZONING NOTE

Located within **Kingston's Commercial Zoning District** — permitting retail, professional and medical office, personal services, restaurant, and other consumer-oriented businesses. Buyers are encouraged to verify permitted uses with the **Kingston Planning & Zoning Department**.

POTENTIAL USES

PROFESSIONAL SERVICES

Law, financial advisory, insurance, consulting

MEDICAL / WELLNESS

Therapy, chiropractic, aesthetics, dental

RETAIL / BOUTIQUE

Specialty retail, showroom, studio, gallery

LIVE-WORK

Ground floor commercial, upper floor residence

FOOD & BEVERAGE

Café, specialty food, catering operation

REDEVELOPMENT

Ground-up commercial on .28-acre level lot

THE MARKET

Kingston is a growing South Shore community with **direct Route 3 access** north to Boston and south toward Plymouth and the Cape Cod gateway. The Route 3A corridor is the subject of active regional planning by the Old Colony Planning Council, with long-range focus on economic development and land use optimization.

Affluent market. Constrained supply. Downtown retail, restaurants, and municipal services are walkable. The MBTA commuter rail draws a professional, commuter-heavy demographic — ideal for service-oriented owner-users and tenants alike.

“Properties with this combination of Main Street visibility, square footage, and build-out potential don't surface often in this submarket.”