

Commercial and Industrial Brokerage 457 Belmont Street Brockton, MA 02301

Tel. 508-588-1717

Fax. 508-586-9566

donahueassociates.com E-Mail: mdre@donahueassociates.com

FOR SALE SINGLE TENANT NET LEASED RETAIL BUILDING

628 Belmont Street (ROUTE 123) Brockton, MA



HI-VISIBILTY CORNER LOCATION AT SIGNALIZED INTERSECTION IN MAJOR RETAIL AREA WITH TWO DOMINANT SUPERMARKETS

Tenant – Rent-A-Center East Inc.

Annual NNN income \$53,747 Lease expiration April 30,2022

Tenant has one 5 year option @ \$60,000 per year NNN

Tenant has occupied site since 2002

Building size – 3,550 sf Land Area 6,185 sf +/-Real Estate Taxes 2016 - \$11,475

CITY SEWER CITY WATER PUBLIC TRANSPORTATION

ASKING PRICE \$675,000



