

OFFICE FOR SALE
140 BROCKTON AVENUE
ABINGTON, MA 02351
PRICE: \$325,000



KW COMMERCIAL
574 Washington Street
Easton, MA 02375



PRESENTED BY:

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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 Overview

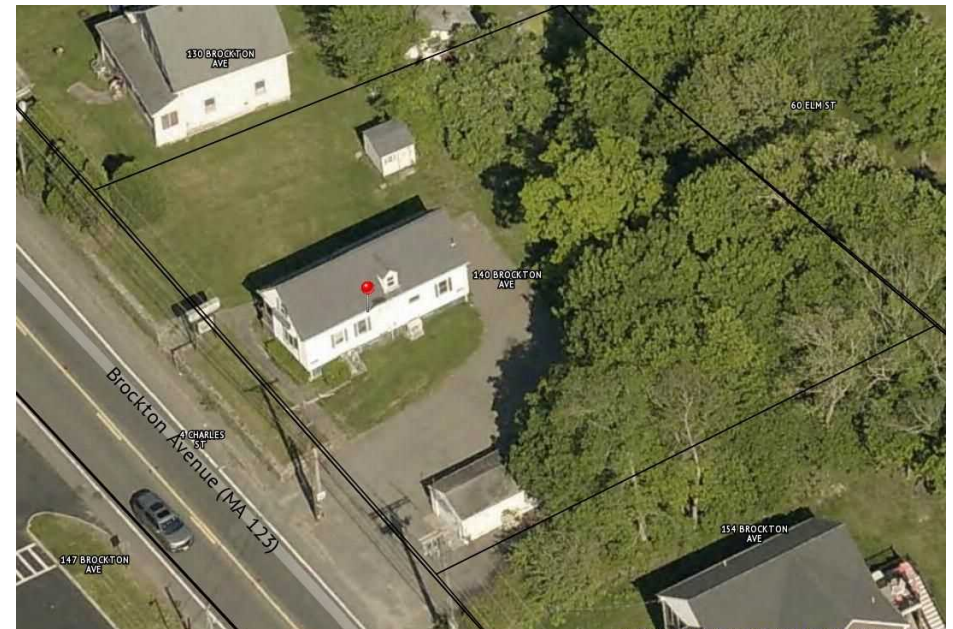
Discover a unique opportunity near the heart of Abington Center! This vinyl sided office building sits on a 0.34 acre lot with excellent visibility along Brockton Avenue, blending historic character with practical functionality in a Highway Commercial (HC) zone.

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 Highlights

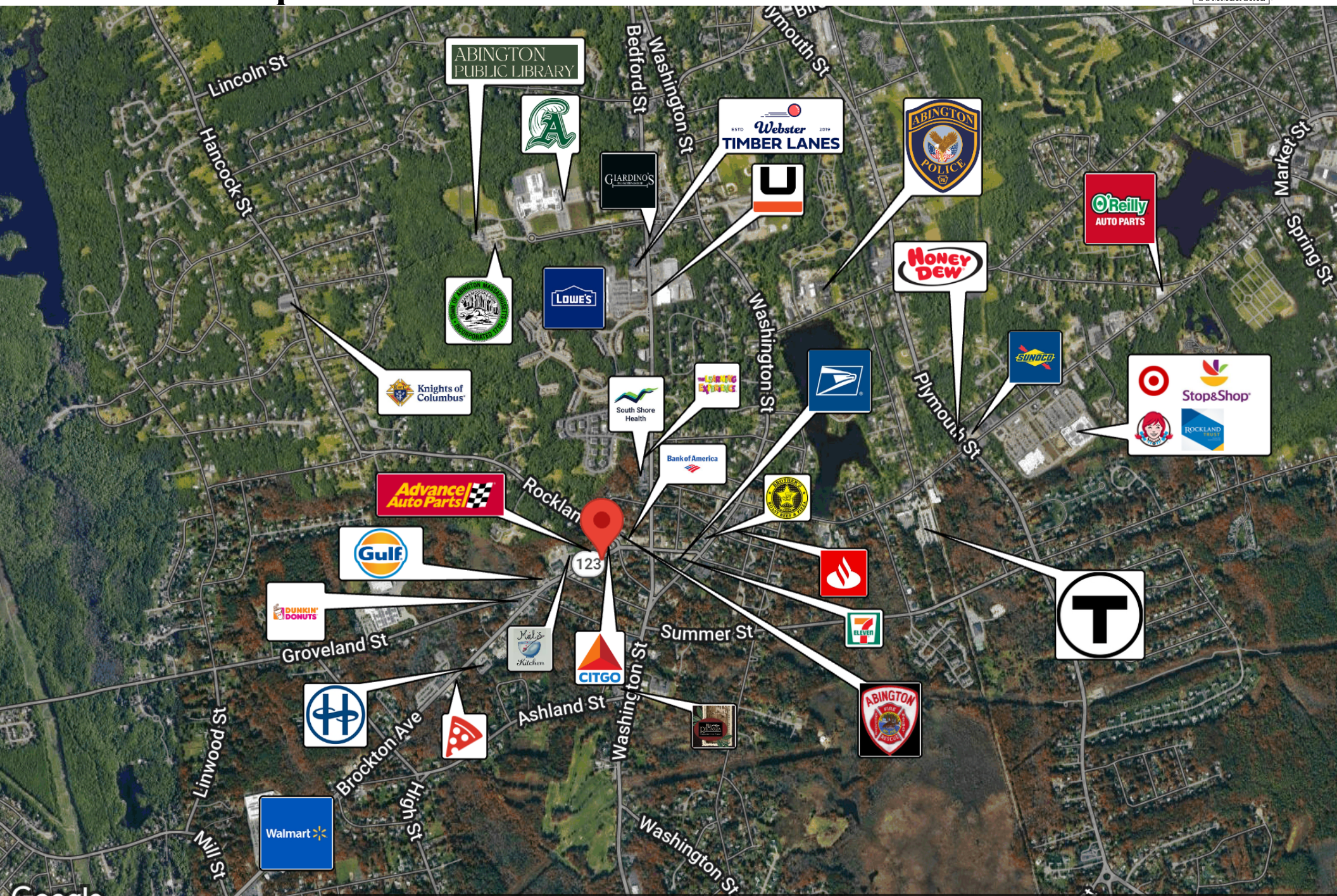
- Office building on 0.34 acres
- One-car garage and storage shed
- Two bathrooms (1 full, 1 half)
- Vinyl exterior, one-and-a-half-story
- Heating: forced hot water
- Excellent visibility and accessibility near commuter rail and Route 18, 58 & 123
- Flexible use potential for professional or medical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



Property Photos



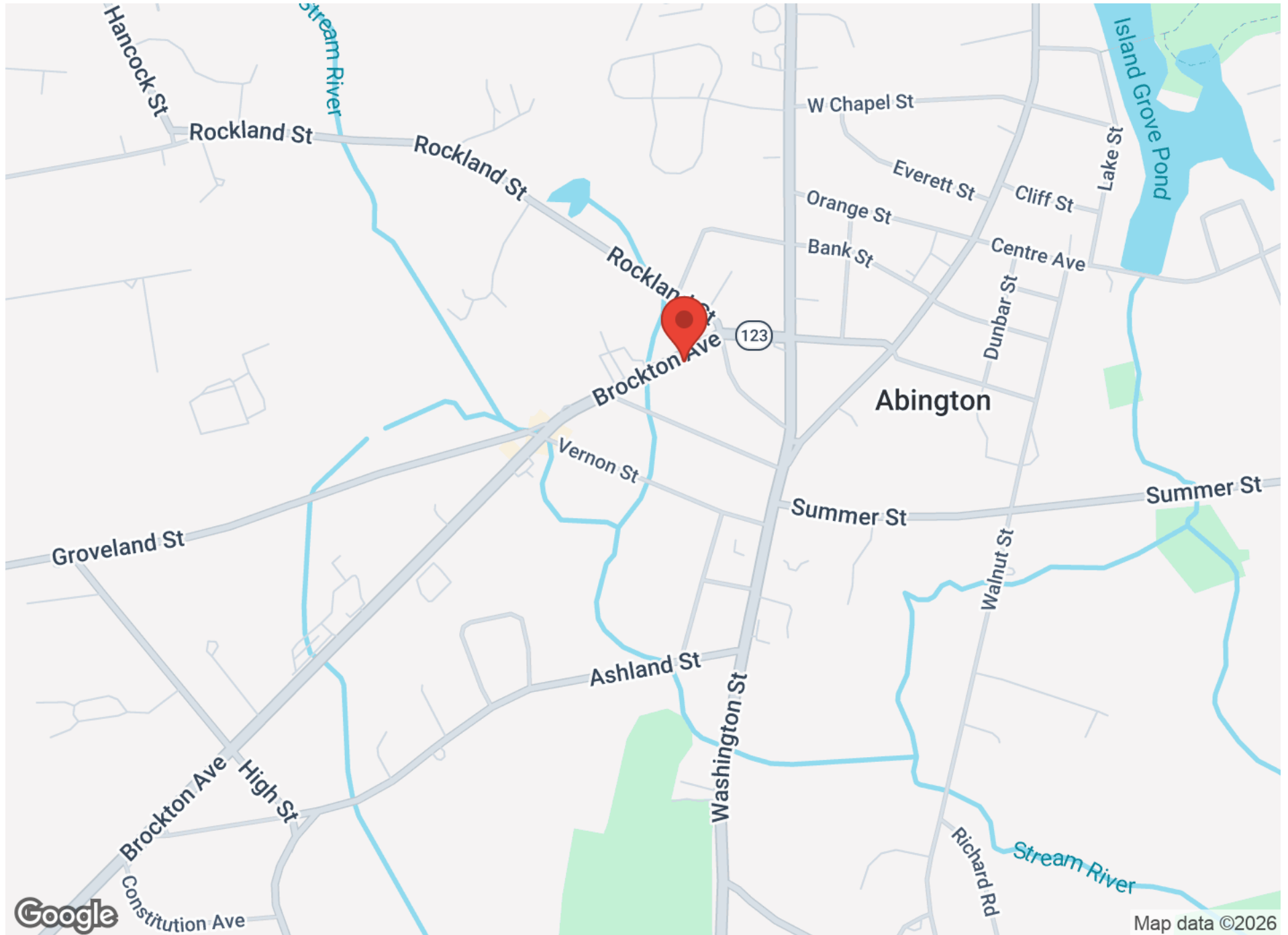
Business Map



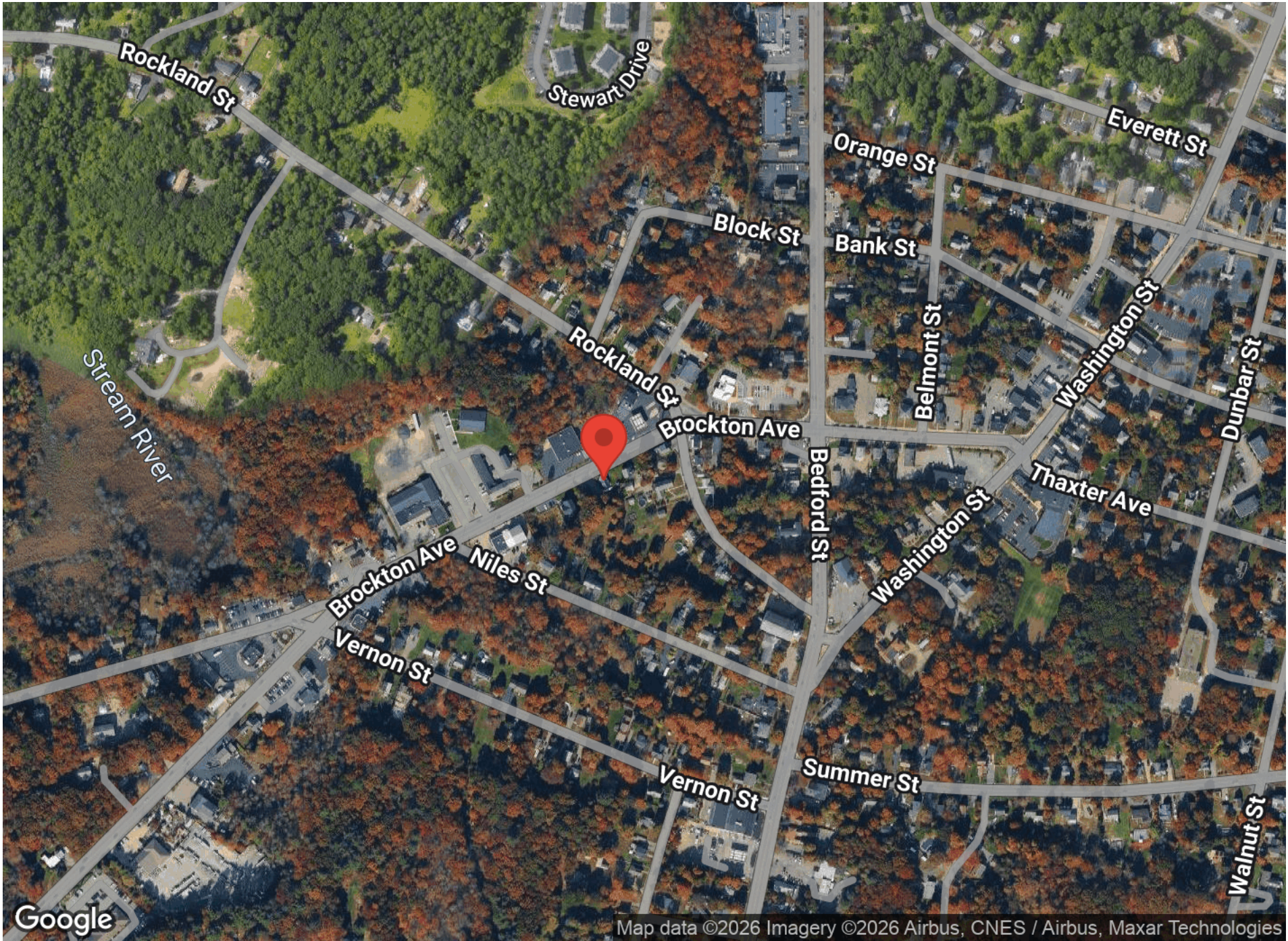
Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

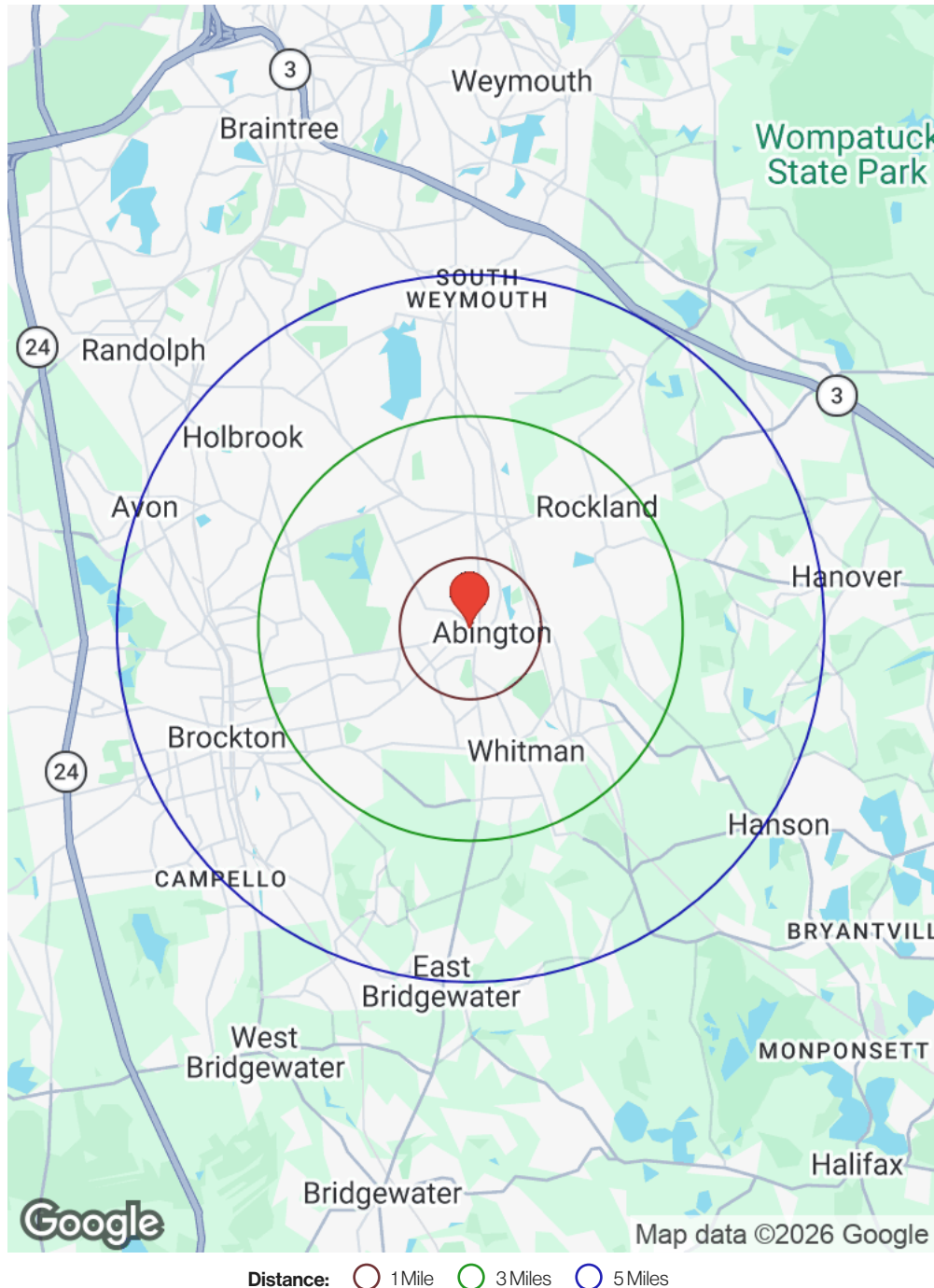
Regional Map



Aerial Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,896	30,419	88,681
	Female	3,035	31,372	92,943
	Total Population	5,931	61,791	181,624
Race / Ethnicity	White	4,685	44,854	110,518
	Black	649	10,344	46,478
	Am In/AK Nat	3	19	54
	Hawaiian	1	6	18
	Hispanic	305	3,590	12,932
	Asian	158	1,526	6,103
	Multiracial	97	1,143	4,395
	Other	32	309	1,126
Housing	Total Units	2,407	24,528	69,938
	Occupied	2,308	23,387	66,607
	Owner Occupied	1,558	16,919	42,042
	Renter Occupied	750	6,468	24,565
	Vacant	100	1,141	3,331
Age	Ages 0 - 14	987	10,670	33,393
	Ages 15 - 24	691	7,063	22,629
	Ages 25 - 54	2,403	24,675	73,239
	Ages 55 - 64	829	8,709	23,557
	Ages 65+	1,021	10,675	28,806
Income	Median	\$131,889	\$118,876	\$103,853
	Under \$15k	52	1,176	5,189
	\$15k - \$25k	22	728	2,881
	\$25k - \$35k	163	813	3,024
	\$35k - \$50k	119	1,526	5,157
	\$50k - \$75k	182	2,823	8,100
	\$75k - \$100k	95	2,797	8,014
	\$100k - \$150k	751	5,012	12,010
	\$150k - \$200k	380	3,600	9,012
	Over \$200k	542	4,910	13,220

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Exclusively Listed by

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