

OFFICE BUILDING
FOR SALE



7 CHRISTY'S DRIVE

7 CHRISTY'S DR, BROCKTON,
MA 02301

DAVE ELLIS, SIOR

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OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	15,000 SF
Available SF:	
Lot Size:	0.71 Acres
Number of Units:	6
Price / SF:	\$140.00
Year Built:	2003
Renovated:	2025
Zoning:	R1C

PROPERTY OVERVIEW

OWNER OCCUPIER OPPORTUNITY** 7 Christy's Drive, Brockton, MA presents a rare mixed-use owner-occupant opportunity combining first-floor office space with two income-producing residential units. The property offers excellent visibility and convenient access just off Route 27, minutes from Route 24. Located near Westgate Mall and Pleasant Street, the property benefits from public transportation within walking distance and proximity to numerous established businesses.

The property, built in 2003, features first-floor office space along with two (2) spacious $\pm 2,000$ SF residential apartments, each offering 2 bedrooms and 2 bathrooms. Additional highlights include ample on-site parking, recently updated HVAC systems, separately metered utilities, city water and sewer service, and a fully sprinklered building throughout all three levels.

A significant value-add feature is the full $\pm 8,000$ SF basement (not included in the building's stated square footage), complete with a kitchen and offering substantial storage or ancillary-use potential. Situated on a ± 0.71 -acre parcel, the property provides flexibility for a variety of owner-occupant, professional office, service-oriented, or mixed-use investment strategies.



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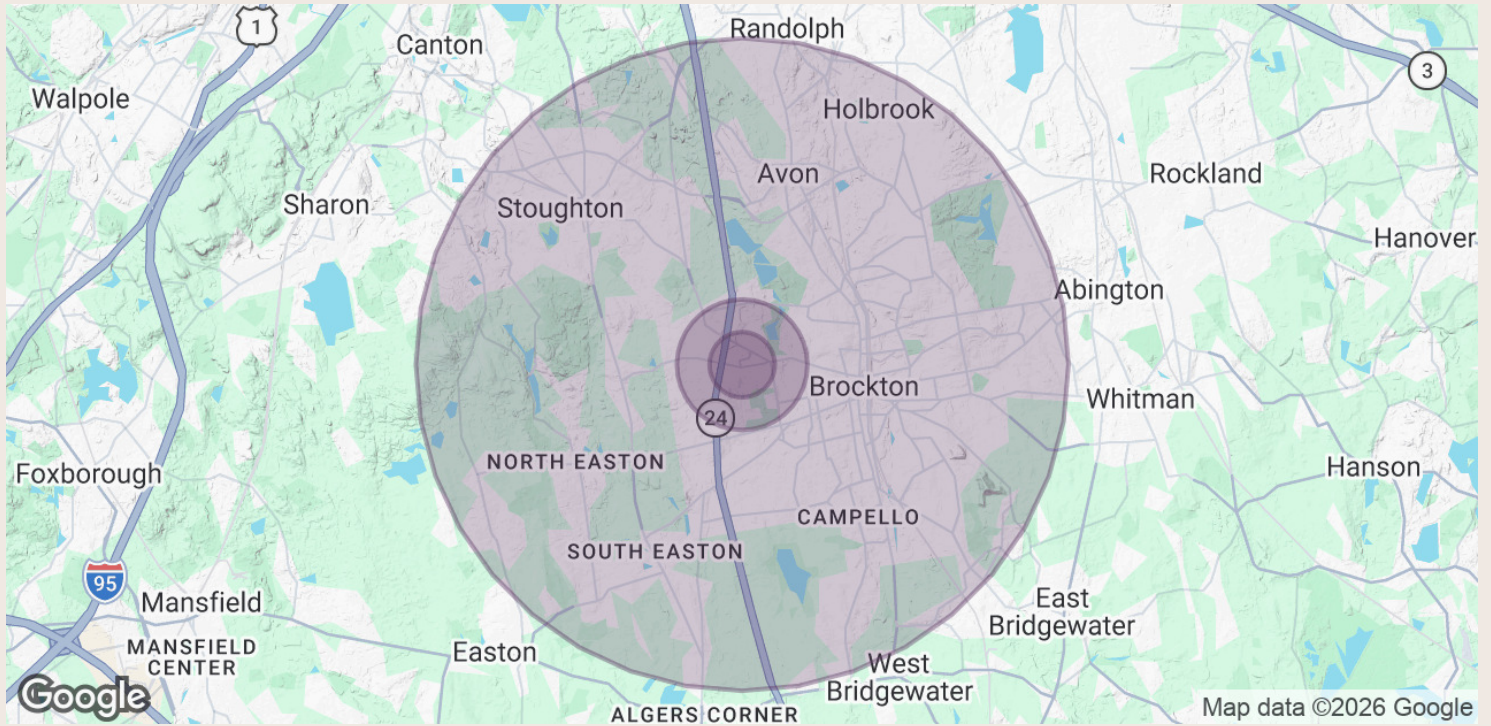
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POPULATION	0.5 MILES	1 MILE	5 MILES
Total Population	2,368	10,072	177,131
Average Age	39.9	38.6	39.3
Average Age (Male)	42.0	40.3	38.4
Average Age (Female)	40.0	36.8	39.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
Total Households	766	3,500	61,332
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$108,986	\$117,538	\$120,685
Average House Value	\$498,225	\$455,143	\$471,329

2023 American Community Survey (ACS)



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ADDITIONAL PHOTOS

7 CHRISTY'S DRIVE



**ELLIS
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ADVISORS**

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7 CHRISTY'S DRIVE



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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7 CHRISTY'S DRIVE



KERRICK PIERCE

Commercial Advisor

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MA #9571567

PROFESSIONAL BACKGROUND

Kerrick Pierce is a seasoned Commercial Real Estate Advisor with over seven years of hands-on experience and a proven track record of transacting millions of dollars in real estate. His diverse background spans Commercial and Residential Real Estate, as well as Property Management, giving him a comprehensive understanding of the industry from multiple perspectives. Kerrick brings a strategic, results-driven approach to Ellis Realty Advisors, where he specializes in landlord and tenant representation throughout Southeastern Massachusetts. His well-rounded expertise, market knowledge, and commitment to delivering exceptional client service enable him to consistently create value for property owners, investors, landlords, and tenants alike.

EDUCATION

Pembroke High School (2013)
Bachelor's Degree - Bridgewater State University (2023)
MIT | SA+P - Commercial Real Estate Analysis and Investment

MEMBERSHIPS

GBAR
MAR
NAR
South Shore Young Professionals

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