

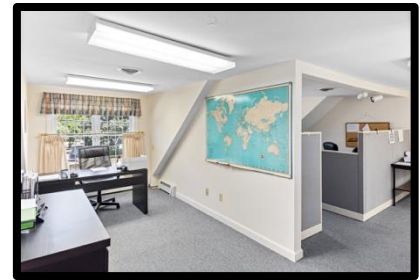
OFFICE BUILDING FOR SALE

120 TORREY STREET BROCKTON



120 Torrey Street, a meticulously maintained office property, is situated in the shadows of Thorny Lea Golf Club, one of Massachusetts' finest courses. Notable neighbors include Stonehill College (which holds a top 15% national ranking per Princeton Review), office supply juggernaut WB Mason, and the Brockton Rox professional baseball team, which plays at family-friendly Campanelli Stadium. The address is conveniently surrounded by a variety of retail options, services, and public transportation.

- ◆ ±4,102 SF two-story building including full basement
- ◆ ±15,538 SF lot
- ◆ 12 parking spots with potential to add three
- ◆ Real Estate taxes: ±\$13,000
- ◆ Prominent two-sided signage monument
- ◆ Near Brockton's three MBTA commuter rail stops with a BAT bus stop directly out front
- ◆ New roof in December 2023
- ◆ Can be sold empty to an end-user with a 30-60 day termination notice to the existing occupant. Potentially the Tenant would remain, under lease terms to be discussed, should your purchase interest be more traditional investment minded.



 @RedDomeRealty
r-dome.com

Field Office/Mailing Address:
100 Hancock Street
Suite 300
Quincy, MA 02171

Downtown Boston: 24 School Street

35 Partner Offices       


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COMMERCIAL BROKERAGE

PROPERTY MANAGEMENT & ADVISORY

JP Plunkett | Principal
plunkett@r-dome.com
617.999.4993

Warren Brown | Senior Director
warren@bostoncommercialproperties.com
617.962.8337

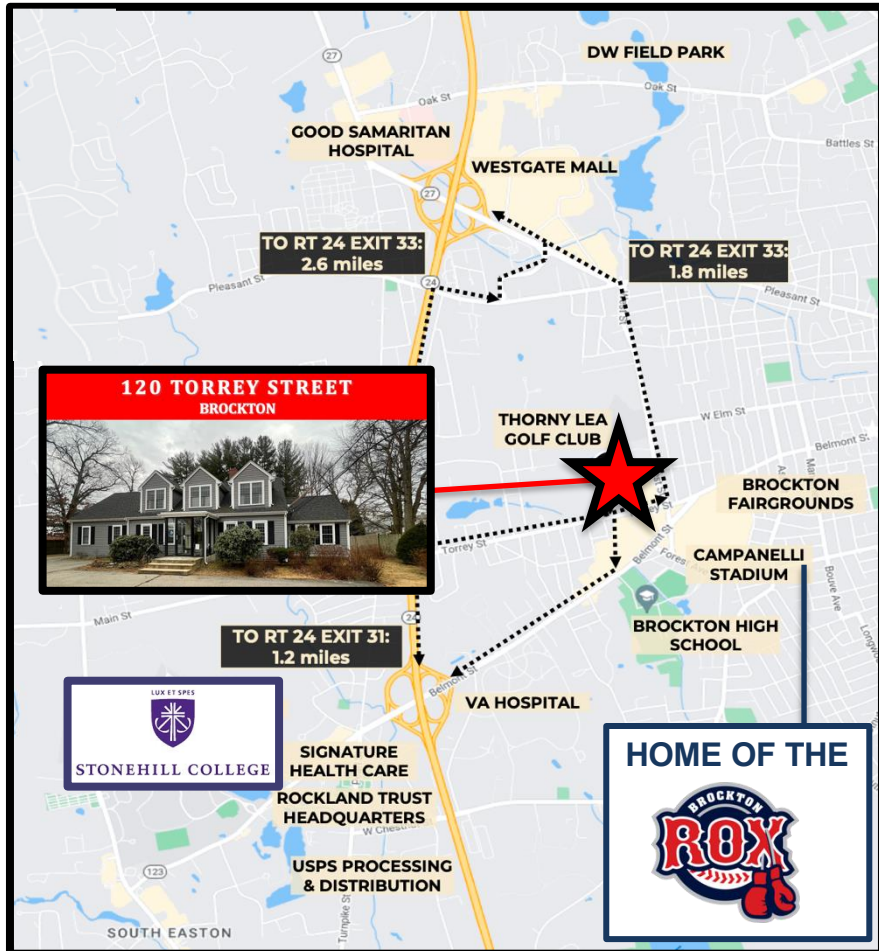
SECOND FLOOR



FIRST FLOOR



BASEMENT



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