

FOR SALE

RETAIL PROPERTY



53R & 55R MAIN STREET

53R & 55R MAIN STREET, KINGSTON, MA 02364

For More Information

DAVE ELLIS, SIOR

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53R & 55R MAIN STREET



OFFERING SUMMARY

Sale Price:	\$1,495,000
55R Building Size:	5,500 SF
53R Building Size:	1,396 SF
Lot Size:	1.85 Acres
Number of Units:	3
Price / SF:	\$271.82
Year Built:	1950
Renovated:	2024
Zoning:	C
Market:	Boston
Submarket:	Route 3 South

PROPERTY OVERVIEW

Investor or Owner-occupant offering. 53R and 55R Main Street are two adjacent parcels totaling approximately 1.85 acres, offered together for sale. 55R Main Street is a 5,500 SF two-story mixed-use building renovated in 2024 and currently occupied by a martial arts studio on the upper level and chiropractic and sports medicine practice on the lower level.

53R Main Street is a 1,396 SF single-family ranch-style home with 1 bedroom and 1 bathroom on 1.64 Acres of land adjacent to 55R Main Street in the Commercial (C) zoning and conveniently situated on Route 3A just minutes to Route 3, Route 44 and Downtown Plymouth.

PROPERTY HIGHLIGHTS

- 5,500 SF Commercial Building
- 1,396 SF Single-family Residential Dwelling
- 1.85 Acres of Land in the Commercial (C) Zoning
- Town Water & Sewer
- 55R Main Updated in 2024
- Investment or Owner-occupant
- 2024 Taxes: 55R: \$6,613 | 53R: \$5,949

53R & 55R MAIN STREET

Sale Price	\$1,495,000
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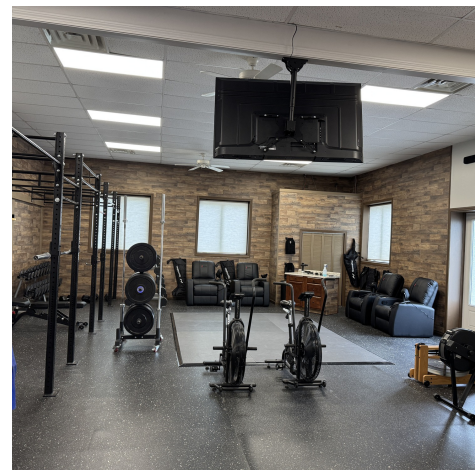
LOCATION INFORMATION	
Building Name	53R & 55R Main Street
Street Address	53R & 55R Main Street
City, State, Zip	Kingston, MA 02364
County	Plymouth
Market	Boston
Sub-market	Route 3 South

BUILDING INFORMATION	
Building Size	5,500 SF
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1950
Year Last Renovated	2024
Number of Buildings	1

PROPERTY INFORMATION	
Property Type	Retail
Property Subtype	Street Retail
Zoning	C
Lot Size	1.85 Acres
APN #	59_55
Lot Depth	0 ft
TAXES & VALUATION	
Taxes	\$12,461.00

ADDITIONAL PHOTOS

53R & 55R MAIN STREET



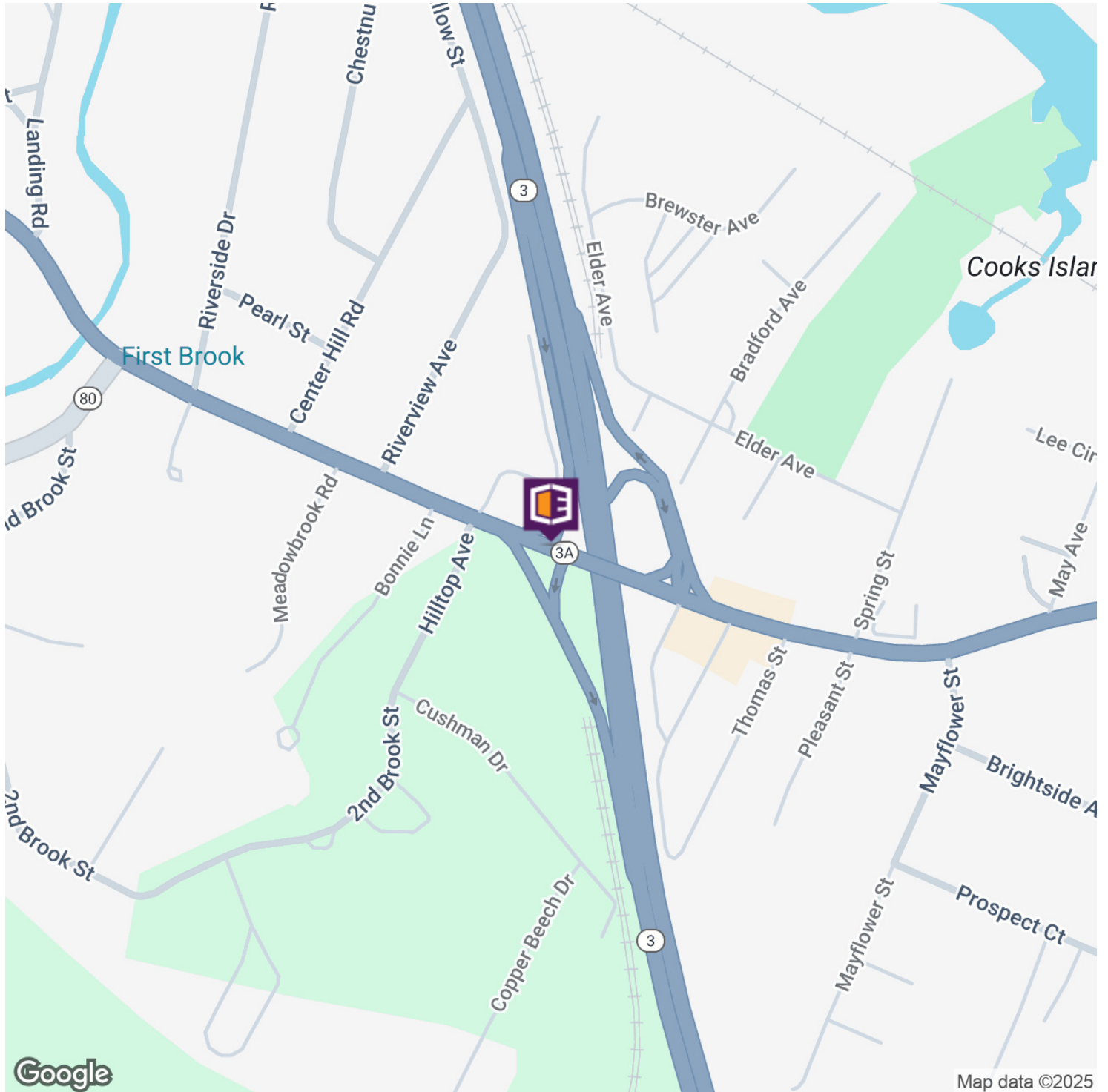
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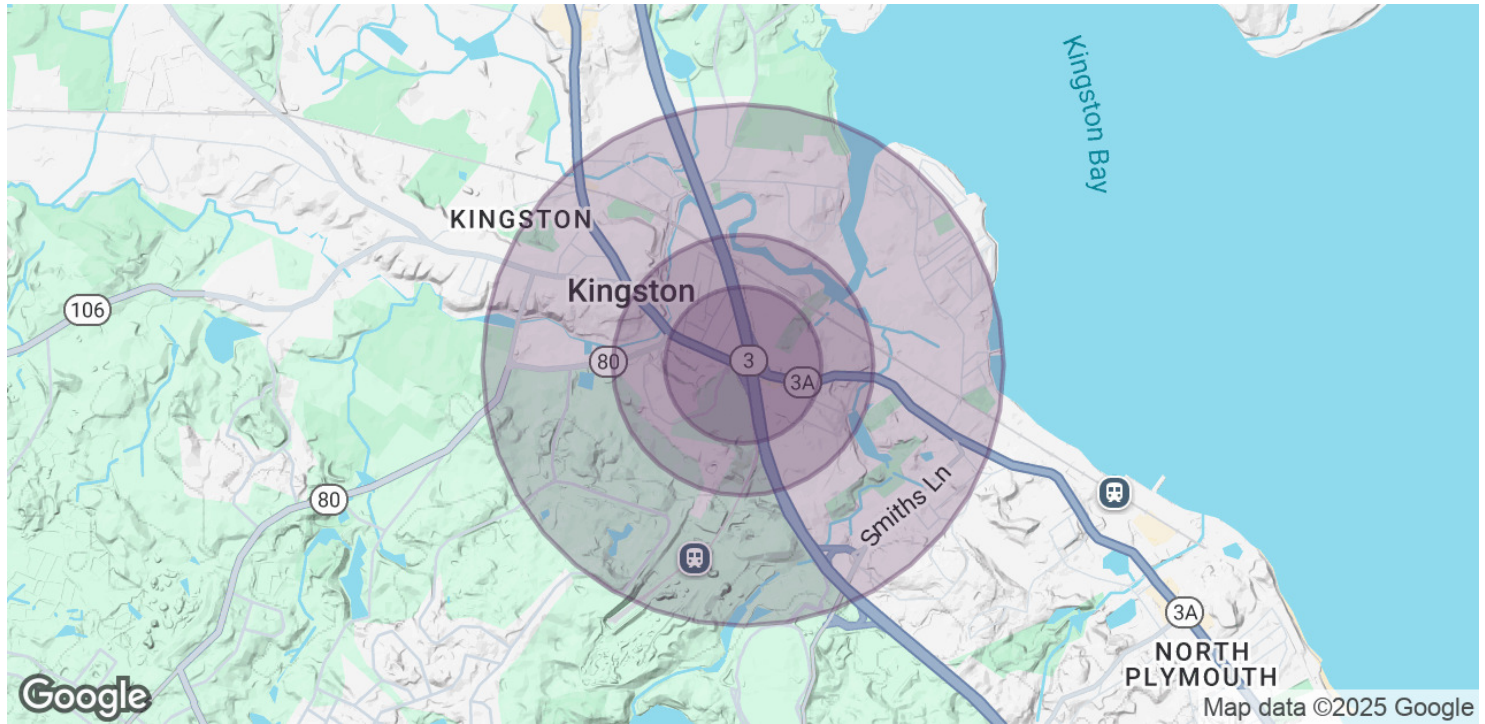
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53R & 55R MAIN STREET



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	440	935	3,665
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	375	1,450
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$136,828	\$138,483	\$146,829
Average House Value	\$666,387	\$659,362	\$631,570

Demographics data derived from AlphaMap

53R & 55R MAIN STREET



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

Ellis Realty Advisors

80 Washington Street Bldg. K-#45

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53R & 55R MAIN STREET



DANIEL MORTON

Commercial Advisor

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PROFESSIONAL BACKGROUND

Daniel Morton is a Commercial Real Estate Advisor poised to make impactful strides in leasing and investment sales within the vibrant South Shore market. Growing up locally and recently joining the talented team at Ellis Realty Advisors, Daniel brings a fervent dedication to delivering tailored solutions and a keen eye for emerging opportunities.

EDUCATION

University of Massachusetts Amherst (2024)

MEMBERSHIPS

SSYP

ICSC

Mark Wahlberg Youth Foundation

Pancreatic Cancer Action Network

Donna's Mission- Founder/Director

PurpleStride

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