

FOR SALE - OFFICE/RETAIL

KINGSTON, MASSACHUSETTS · 02364

110 MAIN STREET

\$699,999

PROPERTY OVERVIEW

A c.1920 building positioned at the heart of Kingston's Main Street corridor — a two-story structure offering 1,954± SF of above-grade finished space complemented by a 1,236 SF lower level stripped to the studs and ready for a buyer's custom build-out, delivering 3,190 SF of total potential.

The main level features original hardwood floors, a generous open common room with dedicated mini-split HVAC, built-in shelving, full kitchen with gas cooking, sun porch, and half bath. The upper level includes a primary suite, full bath, and two additional rooms. The lower level offers open framing, existing mechanical infrastructure, and separate access — a true blank slate for commercial or flex finish.

Strong street presence, a .28-acre level lot, municipal water and sewer, and commercial zoning combine to make this a compelling owner-user or investment play.

KEY HIGHLIGHTS

- TOTAL POTENTIAL SF
- 3,190 SF — 1,954± above grade + 1,236 SF lower level
- LOT
- .28 acres (12,240 SF) — level, Main Street fronting
- ZONING
- Commercial — broad permitted use set along Route 3A corridor
- LOWER LEVEL
- Stripped to studs, separate access, mechanical in place — ready for build-out

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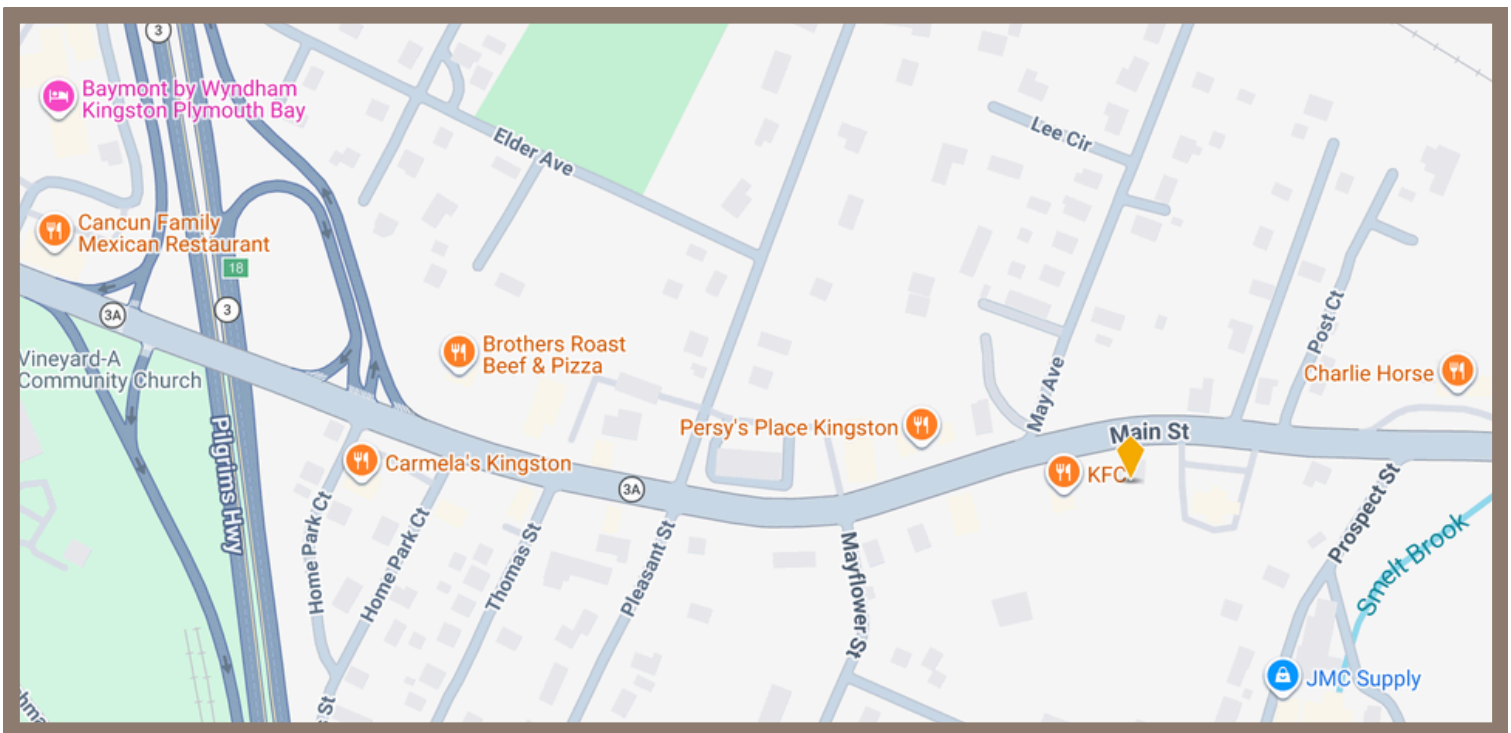
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KEY HIGHLIGHTS

- Main Street frontage — direct visibility in Kingston's commercial corridor
- 1,954± SF above grade — finished across two levels with hardwood floors throughout
- 1,236 SF blank-slate basement — gutted and ready for custom commercial or flex build-out
- Property is fully air conditioned
- Built-in shelving and cabinetry — integrated storage and display in main floor
- Kitchen — white cabinetry, black countertops, gas range
- Large rear deck — exterior space accessible from main level, rare for a Main Street address
- Natural gas — forced air heat; gas service in place
- Available immediately — vacant and ready for owner occupancy or renovation



LOCATION

110 Main Street sits in the center of Kingston's town commercial corridor, with direct street presence and strong community visibility. Kingston is a growing South Shore community with straightforward access to Route 3, connecting north to Boston (approx. 40 miles) and south toward Plymouth and the Cape Cod gateway.

The Kingston/Plymouth MBTA commuter rail station is nearby — a meaningful draw for professional services tenants and owner-users looking to serve a commuter-heavy demographic. Downtown Kingston's retail, restaurants, and municipal services are walkable from the front door.

Contact Information

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