

FOR SALE
OFFICE BUILDING



7 CHRISTY'S DRIVE

7 CHRISTY'S DR, BROCKTON, MA 02301

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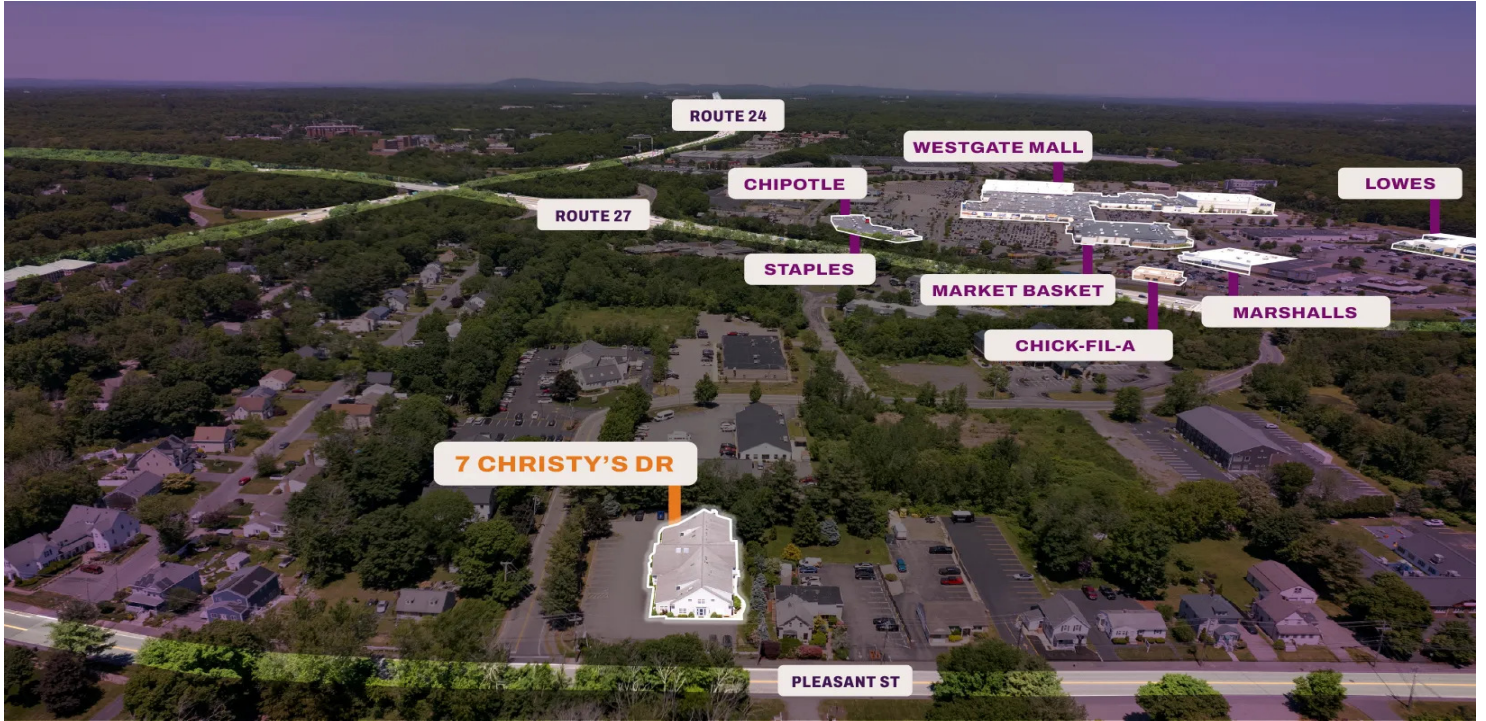
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For More Information



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OFFERING SUMMARY

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

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 ±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 ±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.

PROPERTY HIGHLIGHTS

- Mixed-Use Commercial & Residential Property Built in 2003
- Ideal Owner-Occupant Opportunity with Income-Producing Residential Units
- Two (2) ±2,000 SF Residential Apartments Featuring 2 Bedrooms & 2 Bathrooms Each
- First & Second Floor Commercial Space Suitable for Office, Retail, Medical, or Service-Oriented Uses
- 34 On-Site Parking Spaces
- Excellent Visibility with Convenient Access to Route 27 & Route 24
- Public Transportation Within Walking Distance
- City Water/Sewer & Separately Metered Utilities
- Recently Updated HVAC Including New 6-Ton Compressor & 120,000 BTU Heater
- Full ±8,000 SF Partially Finished Basement with Kitchen (Not Included in Building's Stated Square Footage)
- Fully Sprinklered & Alarmed Building

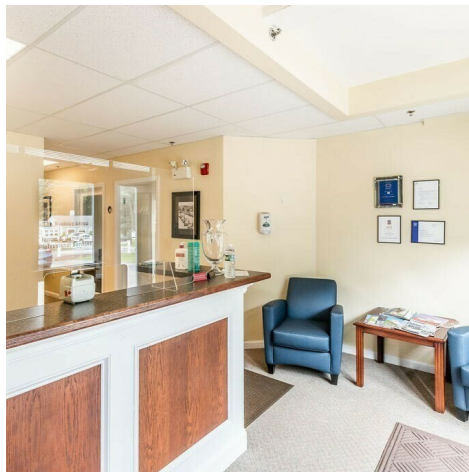
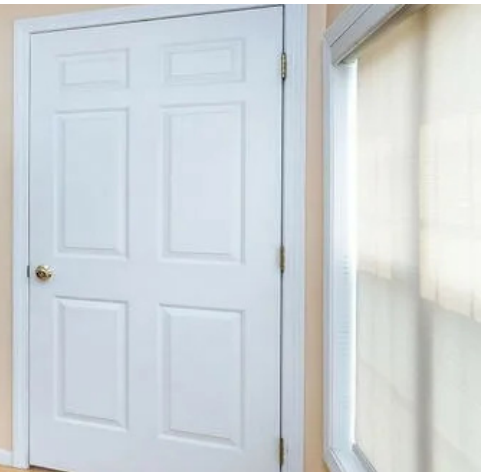


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ADDITIONAL PHOTOS

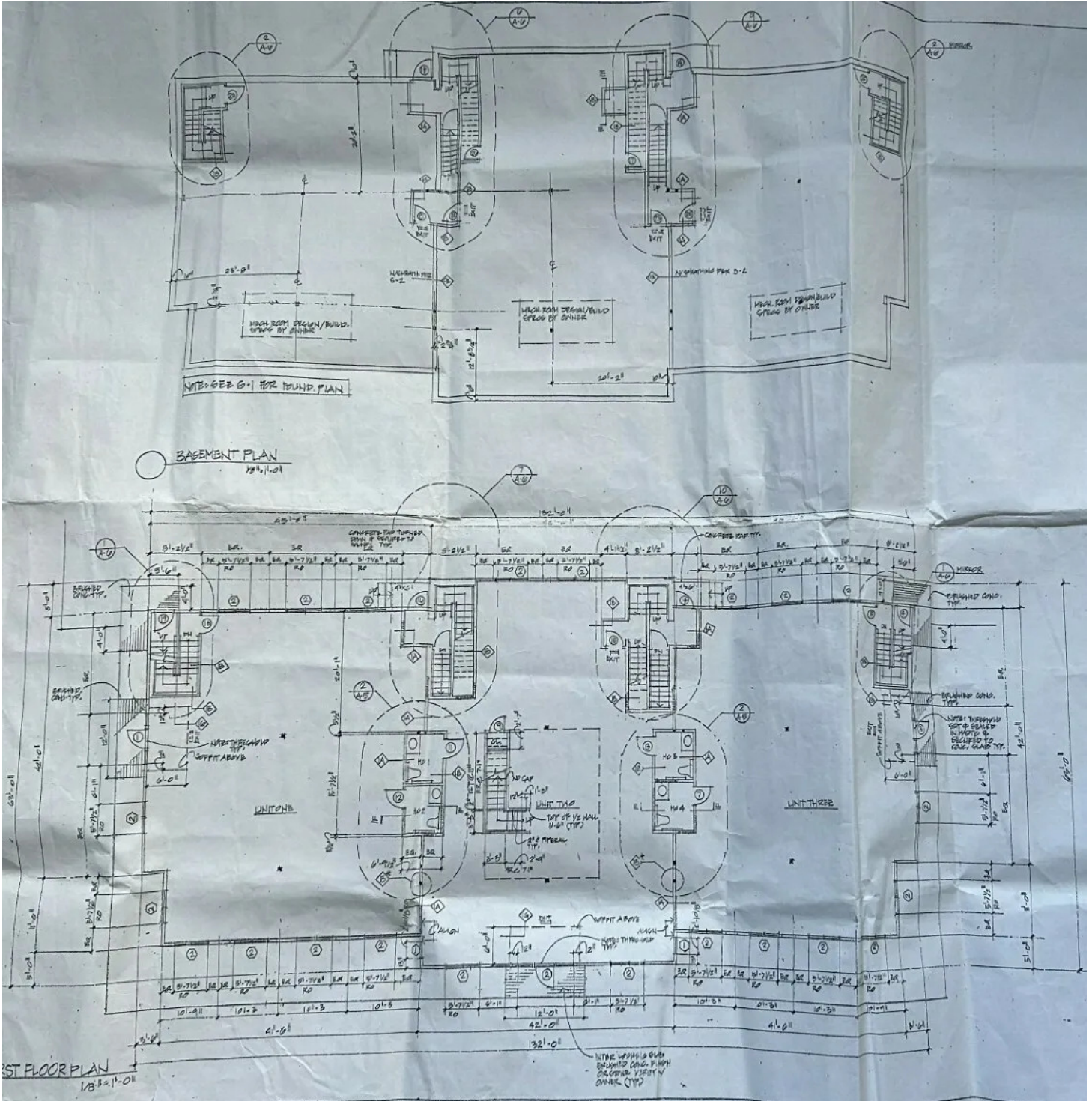
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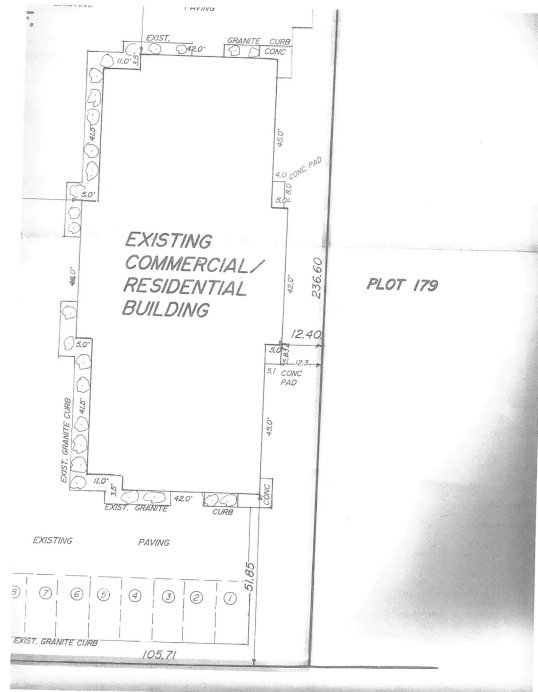
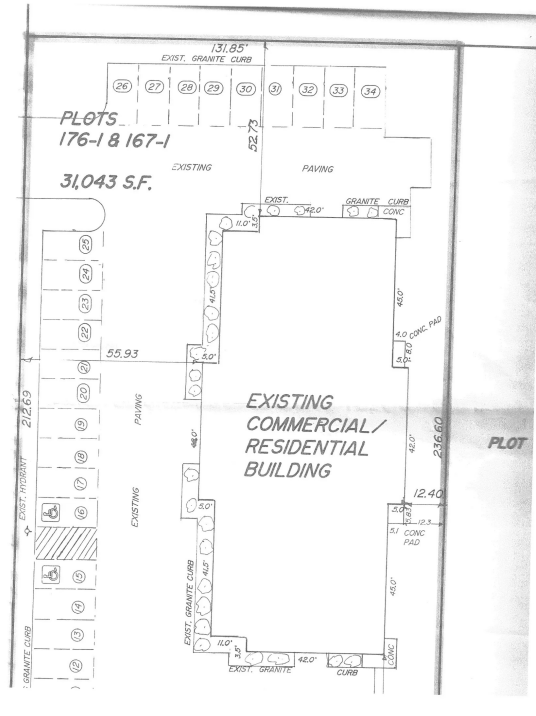
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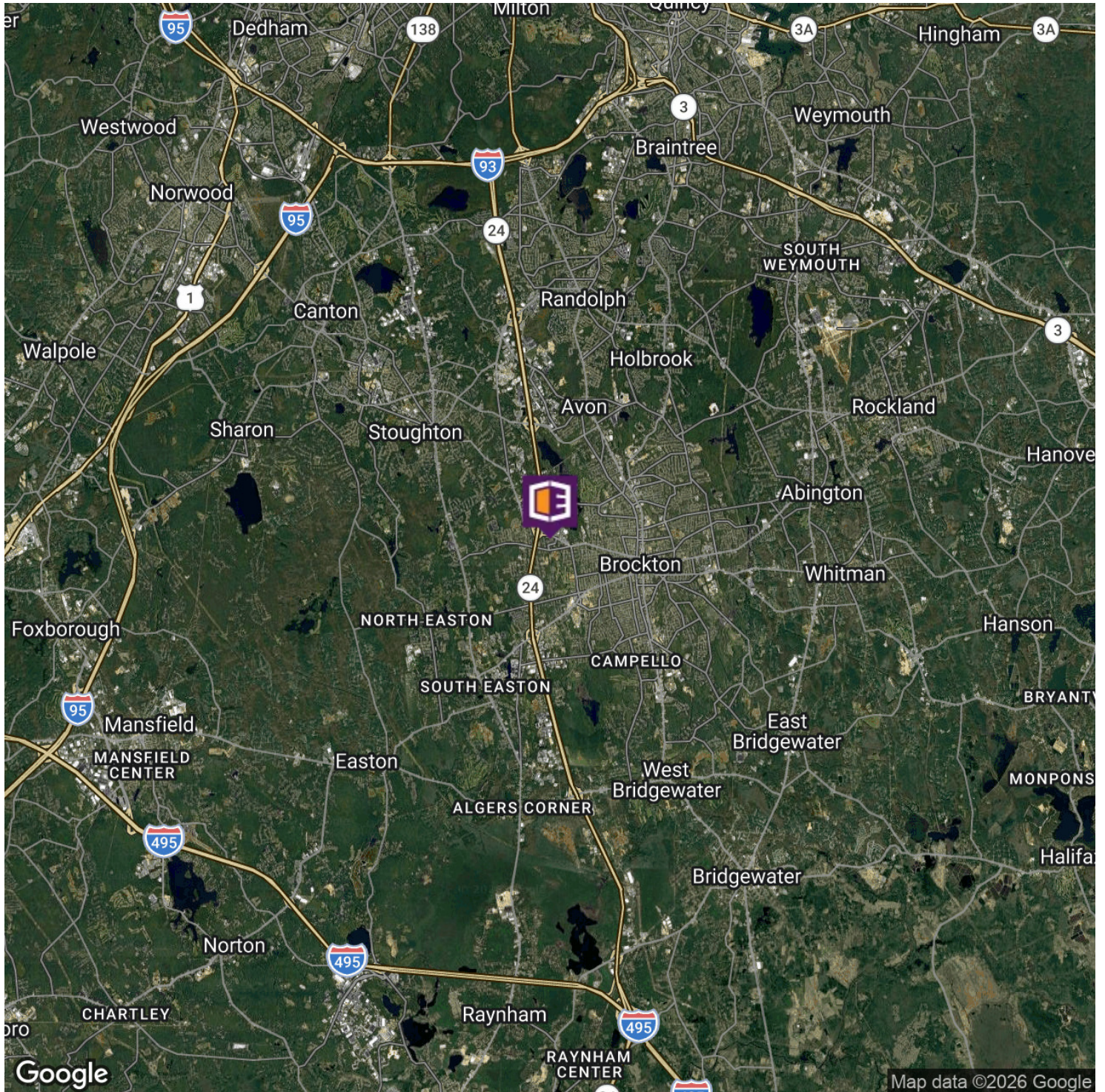
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