

**Property for Sale
(Principals Only – No Brokers)**



Asking: **\$650,000**
(Price includes land and building only; does not include equipment or inventory)

Address: **409 Pleasant St. (Rt. 27)**
Brockton, MA 02301

Products: **Gasoline, c-store**

Storage: **2 – 12,000 gallon tanks (Regular, Premium)**

Ownership: **Land & Building owned by Mutual Oil Co., Inc.**
Tanks, lines & dispensers owned by Getty Petroleum Marketing Inc.

Sq. Footage: **Land Area: 6,534 sq. ft.**
Building Size: 593 sq. ft.

Contractual Obligations: None

Key Considerations:

- **High visibility due to corner lot**
- **Strong residential backup**
- **Great c-store demographics in surrounding area**
- **Close proximity to Rt. 24 and Rt. 123**
- **Easy access to Westgate Mall and downtown Brockton retailers**

Property Inspection (including environmental) is available upon request

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