

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



Asking: \$800,000 (includes lease of adjacent retail)

Address: 306 Crescent St. (Rt. 27)
Brockton, MA 02302

Products:

Storage: Tanks & Piping have been removed

Ownership: Land & Building owned by Mutual Oil Co., Inc.

Sq. Footage: Land Area: 50,525 sq. ft.
Building Size: 1,600 sq. ft.

Contractual Obligations: None

Key Considerations:

- Prime corner lot – over 50,000 square feet
- Located on busy intersection of Crescent St. and Lyman St. (the gateway to the east side of Brockton)
- Tremendous upside potential with site renovation
- Very little competition in immediate vicinity
- Strong residential backup
- Short distance to shopping plazas and Massasoit Community College
- Located in an enterprise zone
- Includes leased retail on adjacent property

Property Inspection (including environmental) is available upon request

Contact: *Jonathan Shaer*
Mutual Oil Co., Inc.
Office: 508-583-5777 x109
Fax: 508-580-1859
Email: jshaer@mutualoil.com