

OFFICE BUILDING
FOR SALE



**601 PLEASANT ST,
BROCKTON, MA
02301**

DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

DANIEL MORTON

781.919.0800 x715
Dmorton@ellisrealtyadvisors.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$470,000
Building Size:	2,144 SF
Available SF:	
Lot Size:	13,597 SF
Number of Units:	1
Price / SF:	\$219.22
Year Built:	1950
Zoning:	C-5

PROPERTY OVERVIEW

601 Pleasant Street offers a 2,144 SF, two-level office condominium well suited for medical or professional use, located along a strong commercial corridor in Brockton with convenient access to major area amenities and regional roadways.

PROPERTY HIGHLIGHTS

- Medical/Professional Office Condo
- Prime Location
- High Traffic Area
- 2,144 SF
- Solar Panels

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	339	1,335	6,387
Total Population	1,012	3,893	20,281
Average HH Income	\$73,861	\$114,265	\$119,184



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LOCATION MAP

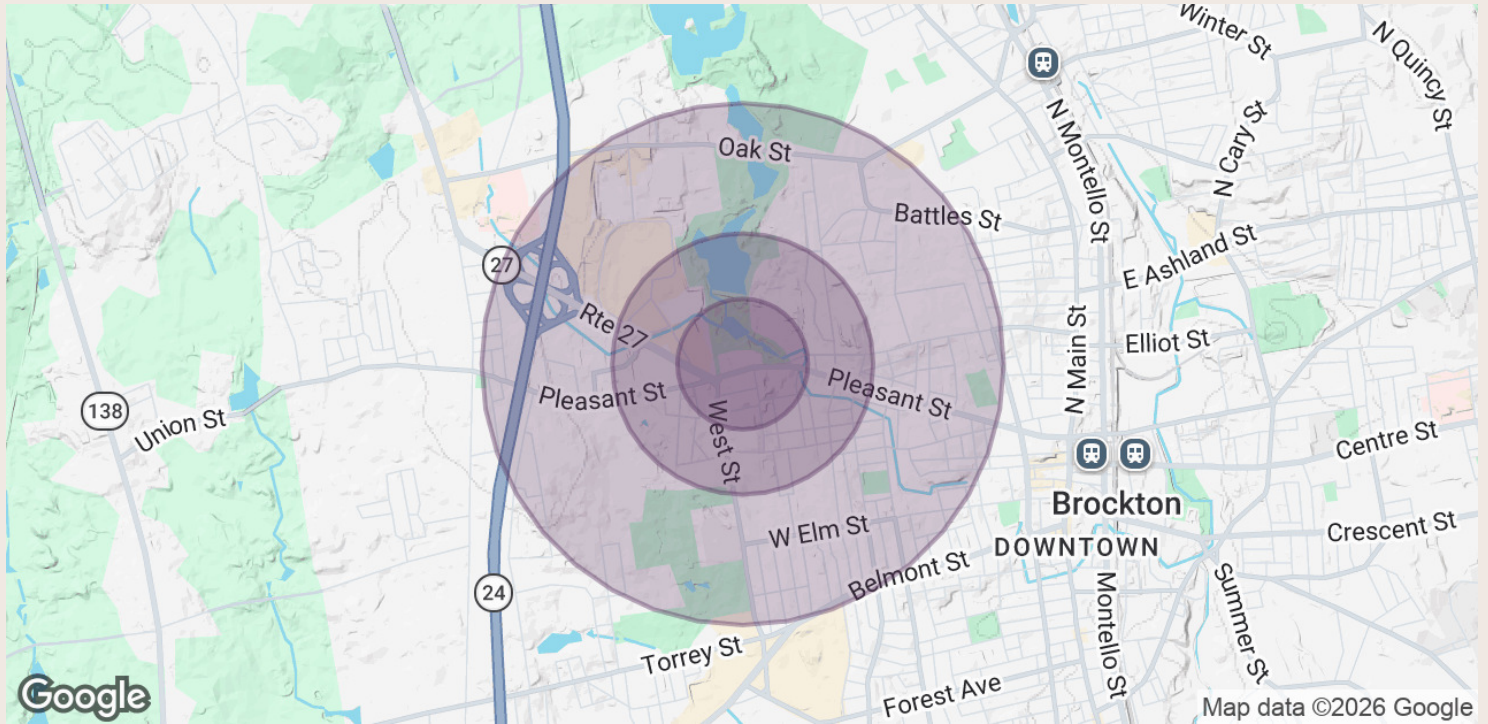


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,012	3,893	20,281
Average Age	29.5	35.7	34.7
Average Age (Male)	33.9	37.7	35.7
Average Age (Female)	27.3	34.7	33.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	339	1,335	6,387
# of Persons per HH	3.0	2.9	3.2
Average HH Income	\$73,861	\$114,265	\$119,184
Average House Value	\$374,006	\$416,068	\$430,473

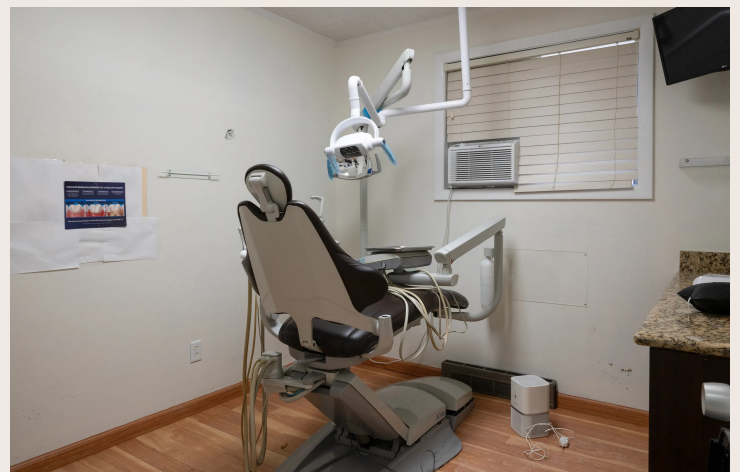
2023 American Community Survey (ACS)



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ADDITIONAL PHOTOS



**ELLIS
REALTY
ADVISORS**

DAVE ELLIS, SIOR
781.919.0800 x701
dave@ellisrealtyadvisors.com

DANIEL MORTON
781.919.0800 x715
dmorton@ellisrealtyadvisors.com

ADVISOR BIO 1



DAVE ELLIS, SIOR

President

dave@ellisrealtyadvisors.com

Direct: 781.919.0800 x701 | Cell: 617.640.7581

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
4 Pond Park Suite 202
Hingham, MA 02043
781.919.0800



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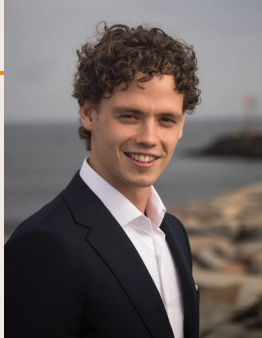
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Dmorton@ellisrealtyadvisors.com

ADVISOR BIO 2



DANIEL MORTON

Commercial Advisor

Dmorton@ellisrealtyadvisors.com

Direct: 781.919.0800 x715 | Cell: 781.738.9696

PROFESSIONAL BACKGROUND

Daniel Morton serves as a Commercial Advisor at Ellis Realty Advisors, where he specializes in retail leasing and sales, with a focus on tenant and landlord representation throughout the South Shore market. Having grown up on the South Shore, Daniel provides clients with an in-depth understanding of the local market, paired with a commitment to delivering tailored real estate solutions. His market knowledge, client-focused approach, and dedication to achieving results have positioned him as a trusted advisor within the commercial real estate industry.

EDUCATION

University of Massachusetts Amherst (2024)

MEMBERSHIPS

South Shore Young Professionals

ICSC

Mark Wahlberg Youth Foundation

Pancreatic Cancer Action Network

Purple Stride Fundraiser- Team Leader

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