



HARTEL COMMERCIAL REAL ESTATE

FALMOUTH - QUINCY

446 EAST ASHLAND ST

BROCKTON, MA



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

446 E Ashland St - Brockton, MA

**Leasing Opportunity - Former 7-11 space
In Permitting Process for Convenience Store**



* 2,700± SF AVAILABLE

* \$20/SF NNN - RENT APPROXIMATELY \$6,300/MO

* LOCATED ON E ASHLAD ST - ZONED C2-COMMERCIAL 2 DISTRICT

* HIGH VISIBILITY ON MAJOR ROAD - BUSY COMMERCIAL DISTRICT



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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
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Greg Hartel
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Satellite



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Neighborhood



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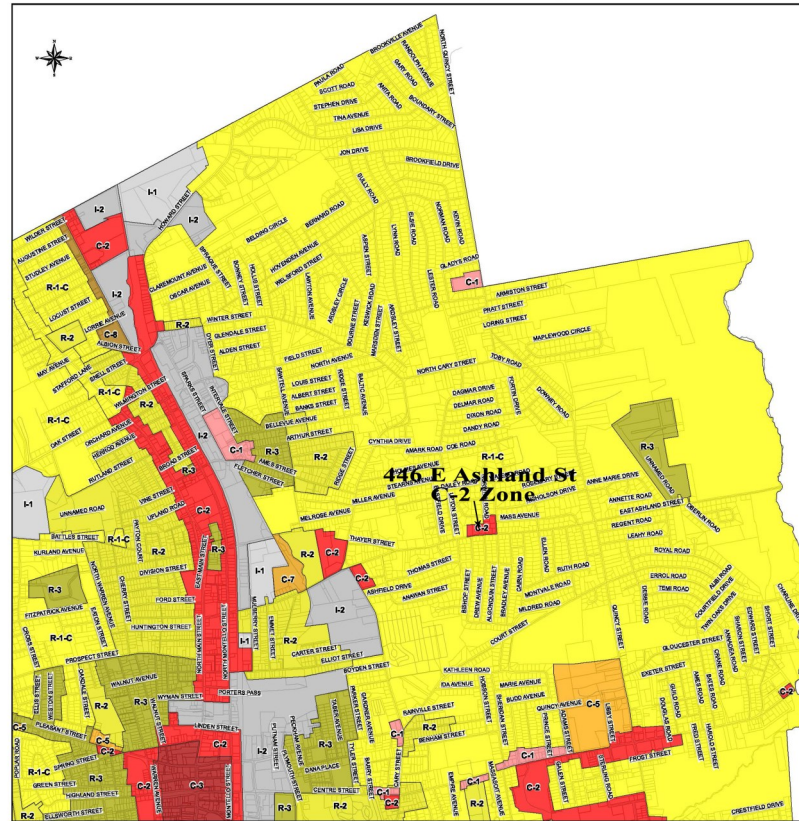
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City of Brockton - Zoning Map - Section 2



SWITCH TO: **Section 1** | **Section 2** | Section 3 | Section 4 | Section 5

Brockton	R-3 (Multi-Family Residential)	C-7 (Sports & Convention)	Accurate as of 2014 Please Contact Brockton Building Department for Zone Boundary Confirmation
Zone Designation	C-1 (Neighborhood Commercial)	C-8 (Highway Commercial)	
R-1-A (Single-Family Residential)	R-2 (General Commercial)	I-1 (Industrial Park)	
R-1-B (Single-Family Residential)	C-3 (Central Business)	I-2 (General Industrial)	
R-1-C (Single-Family Residential)	C-5 (Office Commercial)	I-3 (Heavy Industrial)	
R-2 (Multi-Family Residential)			

Zoning



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The unit available is located in Brockton on East Ashland Street. There are two units in the building, the former 7-Eleven is the 2,800± SF unit that is For Lease. This is a high visibility, heavily traveled year round area. Complimentary businesses are located in the immediate neighborhood.





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