## FOR SALE

Controlling interest in Two Medical/ Office Buildings Located at 451 Andover Street and 203 Turnpike Street North Andover MA



THE NORTH ANDOVER OFFICE PARK \$4,750,000

29 individual Office Condominiums Consisting of 28,434 NET (usable) Square feet (33,553 of Rentable Square Feet) of Medical and Office Space



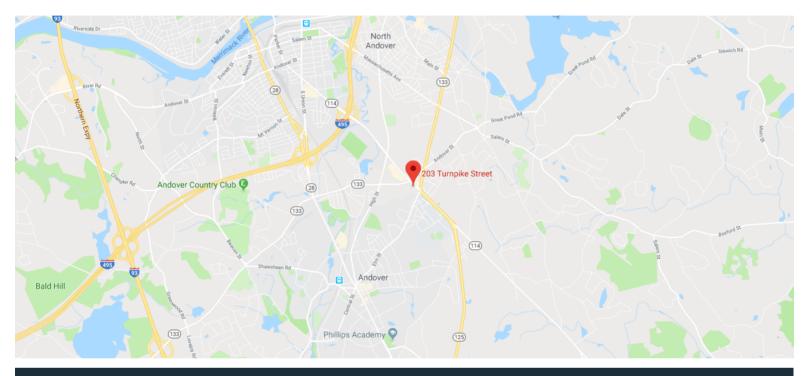
<u>CONTACT</u> Tom Slayton Exclusive Agent 617-212-8104 Tom@Crgcommercial.com



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The North Andover Office Park is strategically located at the intersection of RT 114 and RT 125 in North Andover, only a mile from RT 495 (Exit #42). The property consists of two buildings – fifty seven individual office condominiums zoned for Office and Medical use.



## Summary of Portfolio Sale

Number of office condominiums included in the sale - 29

The 2019 tax evaluation of portfolio sale - \$5,767,800

Current NOI with management fee - \$291,016

Current CAP with management fee - 6.13%



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