

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



CONTACT

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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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