

2 MERRIMACK STREET UNIT #101, HAVERHILL, MA 01830



PROPERTY DESCRIPTION

Rare corner storefront in the heart of downtown Haverhill. 3,379 SF ground-floor unit in a striking building on Merrimack Street along the river, with expansive glass storefront windows for maximum visibility. This space supports retail, office, medical, or flex use. This unit also comes with 8 exclusive parking spaces located in the garage within the building. Steps to public transit, shops, and dining with easy highway access. A rare chance to plant your business at the center of Haverhill's downtown momentum. \$995,000.

PROPERTY HIGHLIGHTS

- 3,379± SF commercial condominium
- First-floor corner location with exceptional visibility
- Expansive floor-to-ceiling storefront windows
- Suitable for retail, restaurant, office, medical, or service uses
- Class A construction completed in 2017
- Across from the municipal parking garage with ample nearby parking
- Minutes to the MBTA Commuter Rail Station and I-495
- Surrounded by restaurants, retail, offices, and the Merrimack River waterfront

OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	1
Building Size:	3,379 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	850	3,782	9,405
Total Population	1,766	8,315	22,990
Average HH Income	\$53,128	\$66,777	\$84,206

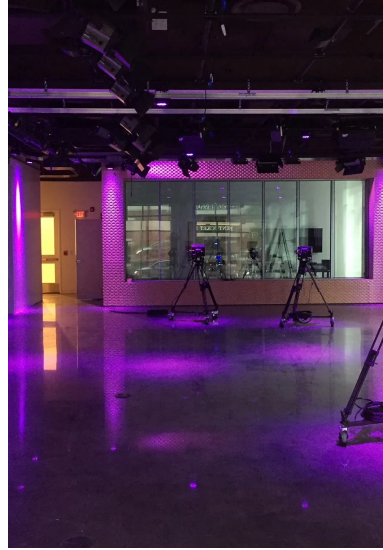
GARY SIDELL

978.375.7363 | garys@belltowercregroup.com

130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM

For Sale

2 MERRIMACK STREET UNIT #101, HAVERHILL, MA 01830



GARY SIDELL

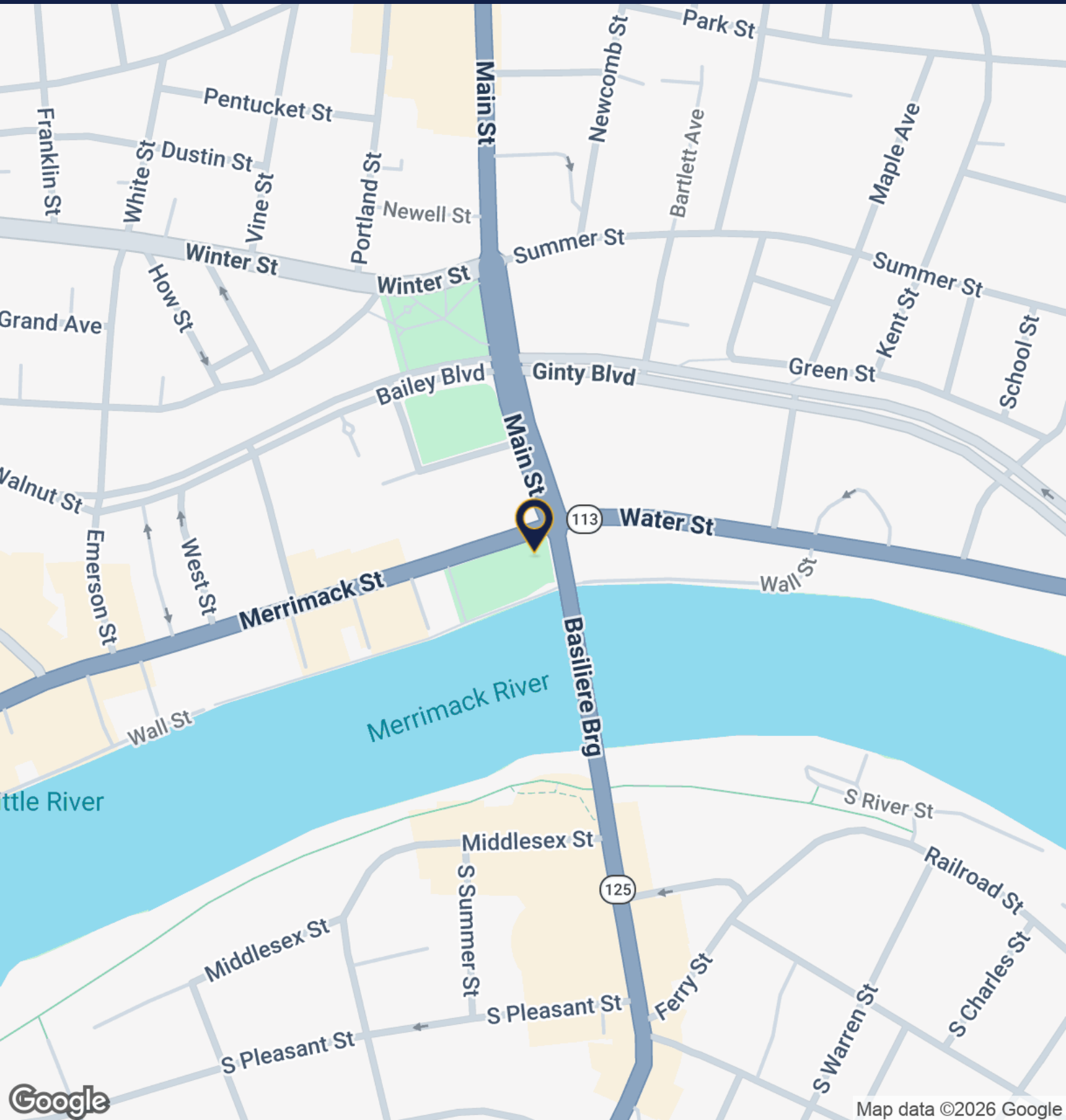
978.375.7363 | garys@belltowercregroup.com

130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM



For Sale

2 MERRIMACK STREET UNIT #101, HAVERHILL, MA 01830



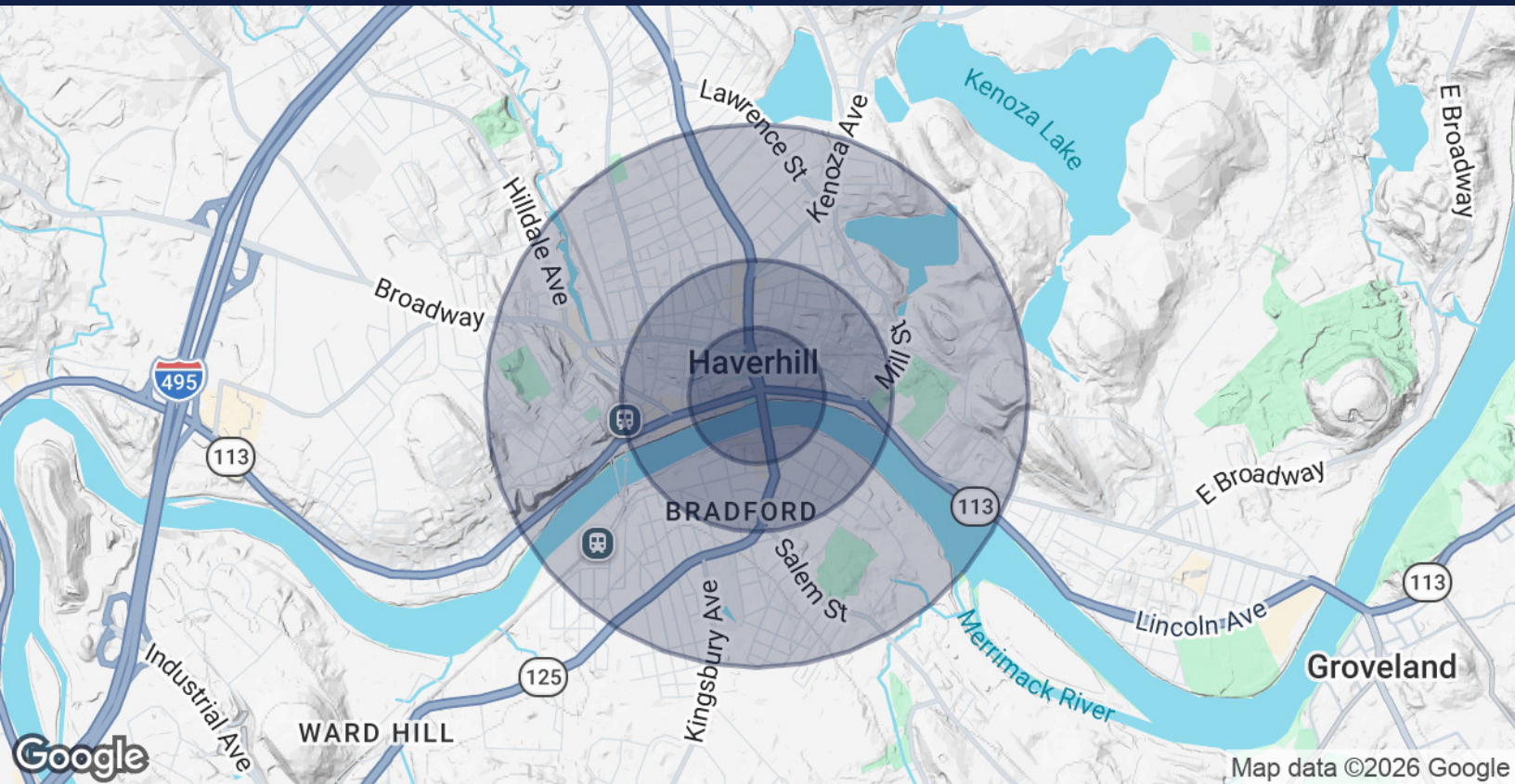
GARY SIDELL

978.375.7363 | garys@belltowercregroup.com

130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM



2 MERRIMACK STREET UNIT #101, HAVERHILL, MA 01830



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,766	8,315	22,990
Average Age	47.0	38.0	35.8
Average Age (Male)	42.8	34.0	33.9
Average Age (Female)	51.3	41.8	37.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	850	3,782	9,405
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$53,128	\$66,777	\$84,206
Average House Value	\$345,576	\$437,920	\$476,947

2023 American Community Survey (ACS)