



MLS # 73459647 - Active
Commercial/Industrial - Office

13 Bartlet St
Andover, MA: In Town, 01810-3655
Essex County

List Price: **\$35**

Directions: **Downtown Andover, Main St to Chestnut to Bartlet.**

Exceptional opportunity to occupy a standalone professional office building in the heart of downtown Andover. This 3,205SQFT beautifully maintained and fully furnished space offers a rare combination of charm, visibility and functionality. Features include a large welcoming reception area connecting to a beautiful conference room filled with natural light, five private offices featuring gas fireplace, exquisite built ins and outstanding views. The space also includes 2 private handicap accessible baths, a finished lower level, central air and a security system. Enjoy the convenience of 6 private parking spaces along with the municipal lot across the street. Offering steady foot traffic and surrounded by shops, restaurants and services with easy access to highways and commuter rail. A rare chance to secure a refined, turnkey office space perfect for any business seeking a premier location in desirable downtown Andover.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$352,000	Space Available For: For Lease
Office:	1	3,205	Bldg: \$705,800	Lease Type: Triple Net Lease (NNN)
Retail:	0	0	Total: \$1,057,800	Lease Price Includes: Building
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No

Total: **1** **3,205** # Stories: **2**

Units:

21E on File: **No**

Disclosures: **Garage space not included. Wheelchair lift in need of repair. Lease rate is \$35/SF/YR. Measurements are approximate. Buyers to do due diligence.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: **4,500 Sq. Ft.**

Frontage:

Traffic Count:

Acres: **0.1**

Depth:

Lien & Encumb:

Survey:

Subdivide:

Undrgrnd Tank:

Plat Plan:

Parking Spaces: **6**

Easements:

Lender Owned: **No**

Short Sale w/Lndr.App Req: **No**

Features

Construction: **Frame**

Location: **Downtown**

Parking Features: **1-10 Spaces, Improved Driveway, Paved Driveway, On Site**

Roof Material: **Asphalt/Composition Shingles**

Site Condition: **Dry, Level**

Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Year Established: **1900**

Year Established Source: **Public Record**

Tax Information

Pin #: **M:00039 B:00036 L:00000**

Assessed: **\$1,057,800**

Tax: **\$25,715** Tax Year: **2025**

Book: **0** Page: **0**

Cert: **000000111247**

Zoning Code: **GB**

Zoning Desc: **Legal Conforming**

Map: Block: Lot:

Office/Agent Information

Office: LAER Realty Partners  (978) 475-4855

Agent: Robyn Magenheim  (978) 815-9475

Team Member(s): Robyn Magenheim  (978) 815-9475











