



## Professional Office Building For Sale

Route 1 and 125 Ipswich Rd.  
Topsfield, MA

Coldwell Banker is pleased to offer for sale:

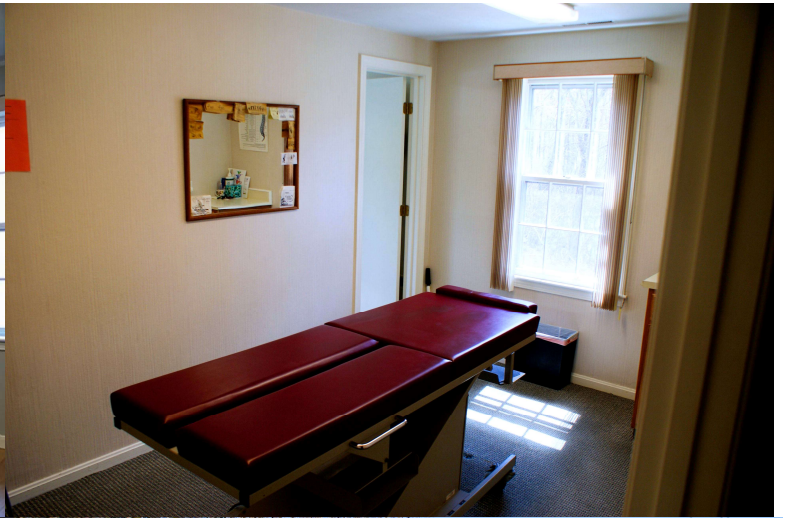
### Property Description

**Stand alone, owner occupied 2,000 sq ft building, currently built out as Chiropractic and Physical Therapy Facilities on 1.75 acres.**

- High-traffic location, adjacent to and with frontage on Route 1
- Two stories
- Extensive parking
- Chiropractic clinic + physical therapy practice with potential conversion to professional offices or single-family home with ADU/garage
- Parking: Ample on-site paved parking for staff and patients/clients

## Property Description (Cont.)

- Zoning/Uses: Professional offices, medical/therapy practices, potential conversion to a single-family residence
- Expansion potential: Garage and accessory dwelling unit (ADU) possible (buyer to verify with local zoning/building dept.)
- Building highlights:
  - Two clinical suites currently configured for patient flow
  - Private treatment/consult rooms and reception area
  - Multiple restrooms and accessible layout
  - Natural light and street visibility



***Call, text or email for more details or a showing.***

**Barry Mitchell | Global Luxury Specialist**

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