

OFFICE CONDO FOR SALE

348A & 348B N MAIN ST

ANDOVER, MA

Henry McIntyre
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GIBSON
Commercial

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Property Summary

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Property Description

3,000 SqFt of office condo units in a mixed use building. Located in a great location in Andover, just off 495 and minutes from downtown. The unit features a beautiful interior across two levels, six parking spaces, and additional basement storage space. Additionally, the units are easily divisible into two 1,500 SF units. 348A & 348B N Main St is a perfect opportunity for an owner user.

Property Highlights

- 3,000 Total SqFt
- Great Andover Location
- Located just off of 495
- Mixed Use Condo Building
- Basement Storage Space

Offering Summary

List Price:	\$925,000
Total Unit Size:	3,000
Monthly Condo Fee:	\$1,649.03
Number of Divisible Units:	2
Building Size:	33,420 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	416	1,429	3,158

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Property Details

OFFICE CONDO UNIT FOR SALE | 348A & 348B N MAIN ST

Sale Price	\$925,000
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Location Information

Unit Address	348A & 348B N Main St
Street Address	344-346 N Main St
City, State, Zip	Andover, MA 01810
County	Essex
Market	Boston

Building Information

Building Size	33,420 SF
Building Class	C
Tenancy	Multiple
Number of Floors	4
Average Floor Size	15000 SF
Year Built	1930

Unit Information

Property Type	Office Condo
Property Subtype	Mixed Use
Zoning	SRA-General Business
Unit Floors:	2
Monthly Condo Fee:	\$1649.03

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	6

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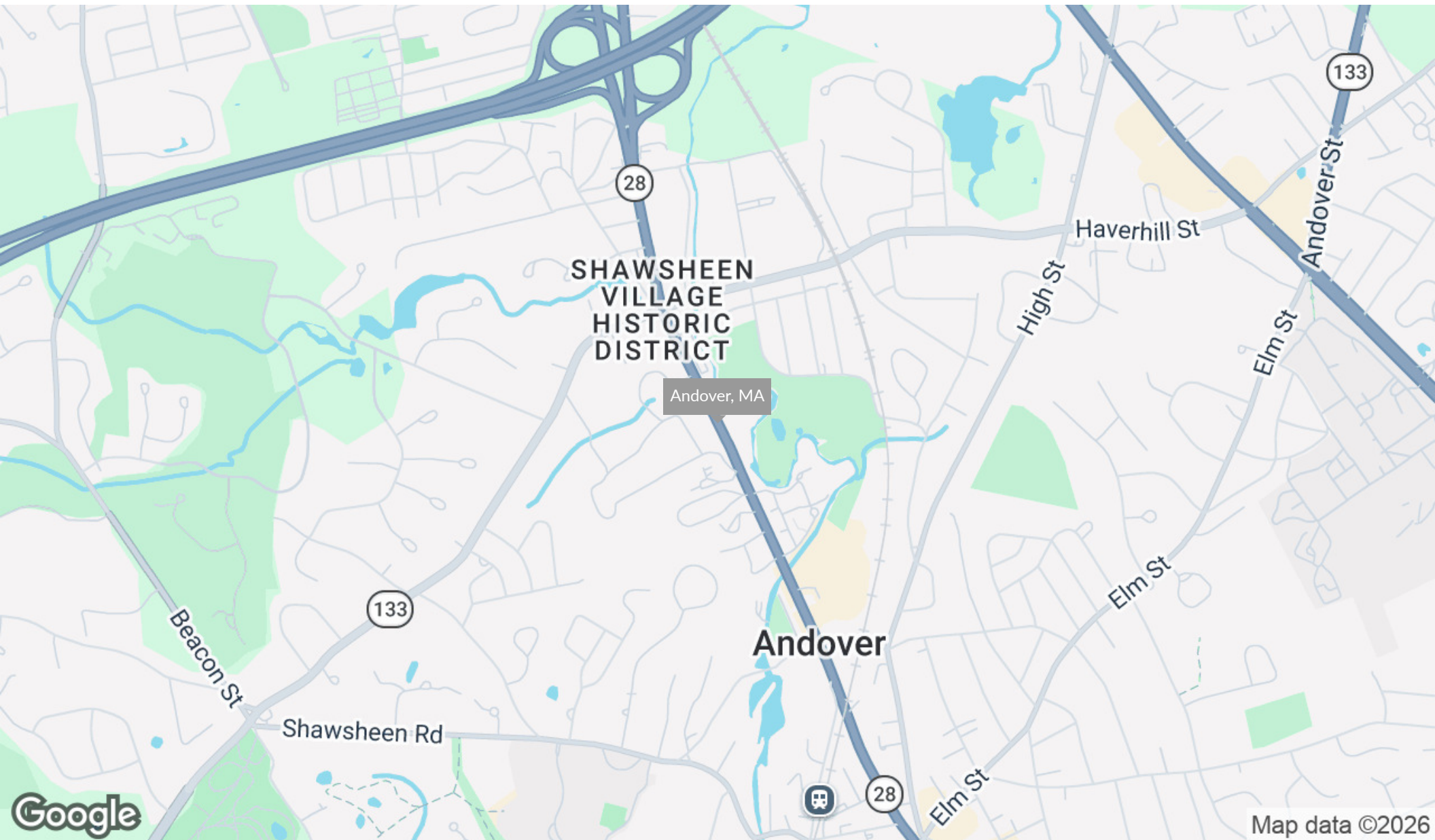
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Regional Map

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Aerial Map

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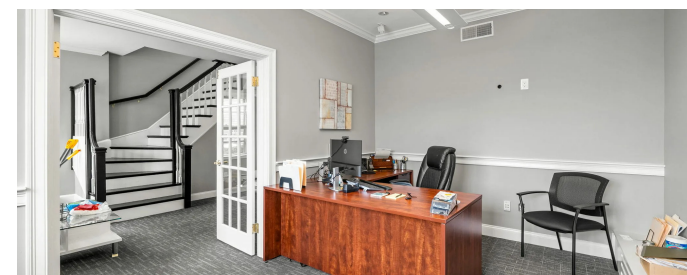
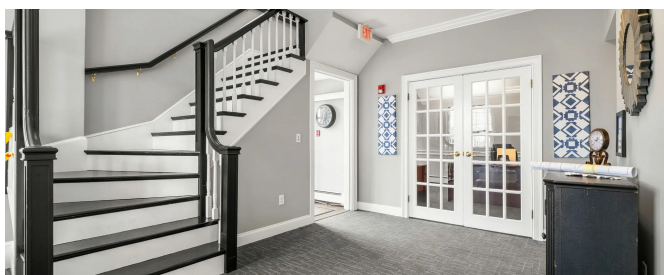
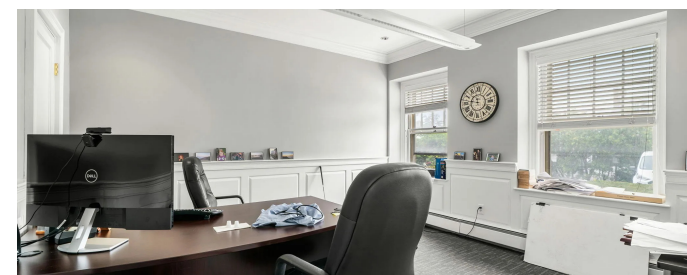
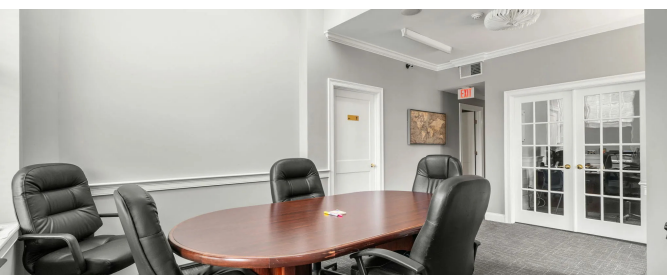
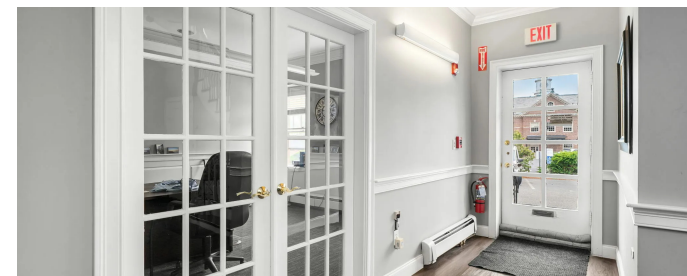
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Unit Photos

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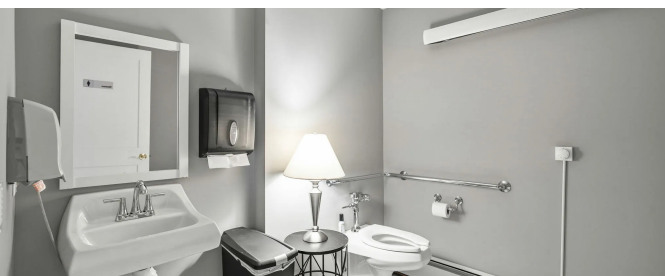
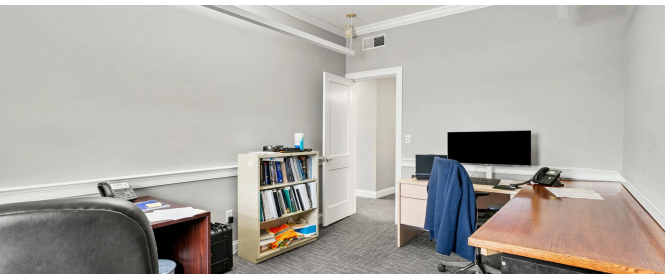
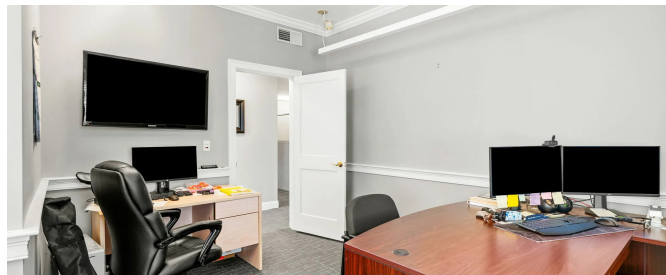
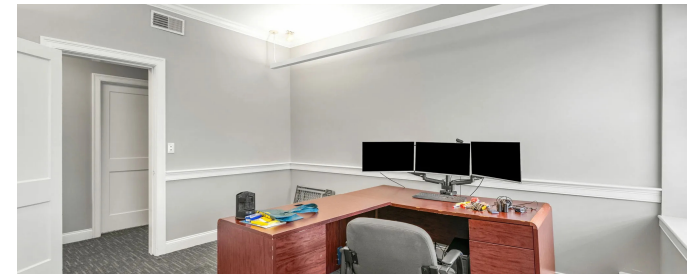
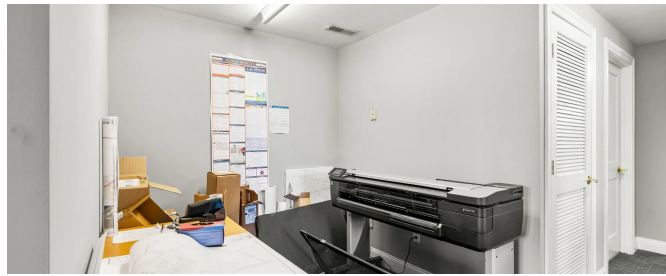
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Additional Unit Photos

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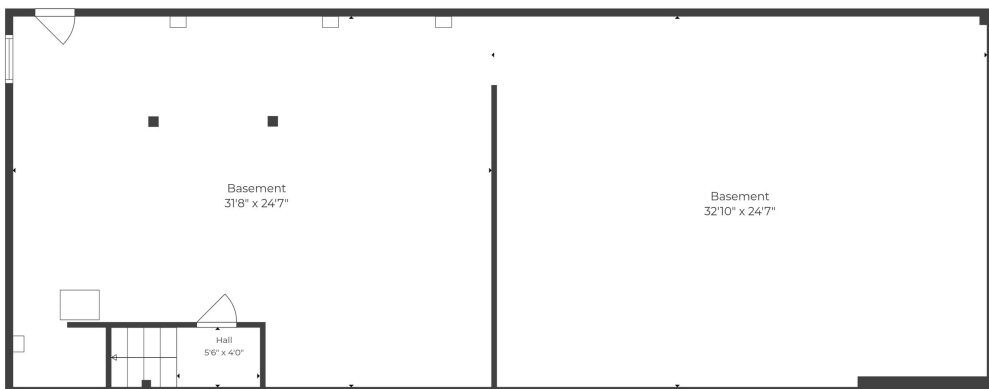
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Floor Plans

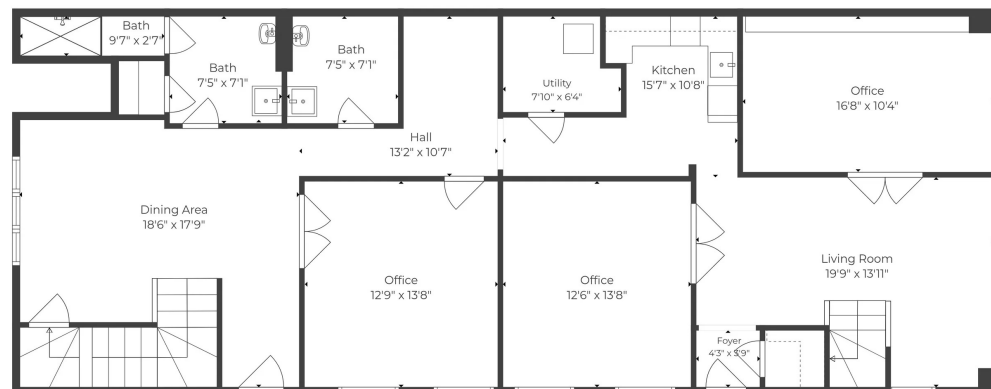
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TOTAL: 3171 SQ. FT.
BASEMENT: 50 SQ. FT, 1ST FLOOR: 1605 SQ. FT, 2ND FLOOR: 1516 SQ. FT
EXCLUDED AREAS: BASEMENT: 1624 SQ. FT, UTILITY: 69 SQ. FT

Sizes & Dimensions Are Approximate. Actual May Vary



TOTAL: 3171 SQ. FT.
BASEMENT: 50 SQ. FT, 1ST FLOOR: 1605 SQ. FT, 2ND FLOOR: 1516 SQ. FT
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Floor Plans Cont.

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Basement

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Demographics Map & Report

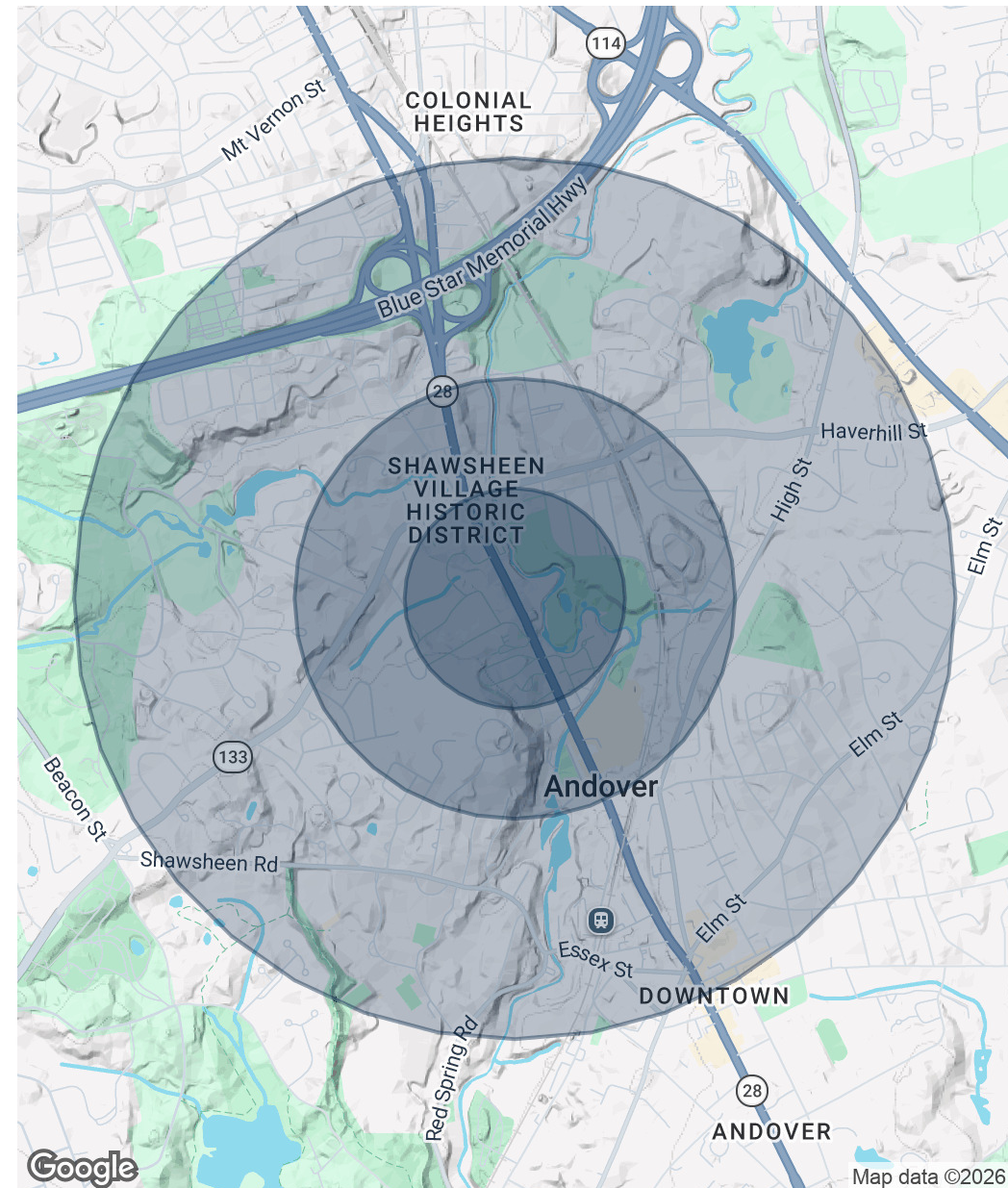
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	838	2,924	7,882
Average Age	50.2	52.5	44.6
Average Age (Male)	53.0	55.6	46.0
Average Age (Female)	48.2	49.3	43.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	416	1,429	3,158
# of Persons per HH	2.0	2.0	2.5
Average HH Income	\$176,177	\$202,595	\$194,927
Average House Value	\$739,621	\$726,861	\$722,170

2023 American Community Survey (ACS)



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