



**MLS # 73568523 - New
Commercial/Industrial - Commercial Condo**

**66 Pleasant - Unit 1
Newburyport, MA 01950
Essex County**

List Price: **\$1,395**

Directions: **Adjacent to Newburyport Town Hall**

Lease this highly visible commercial space, located adjacent to Newburyport's Town Hall and the Post Office. Just over a block away from the town's epicenter on State Street! Newly carpeted and freshly painted, the space is filled with sunlight, accentuating the high ceilings. Seller just replaced both heating units. The space is available for immediate occupancy. If a high traffic location is important to your business, contact List Agent for a showing.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Lease
Office:	1	361	Bldg: \$221,200	Lease Type:
Retail:	1	361	Total: \$221,200	Lease Price Includes: Other (See Remarks)
Warehouse:	0	0	# Buildings: 1	Lease: Yes Exchange: No
Manufacturing:	0	0	# Stories: 1	Sublet: No
			# Units:	21E on File: No
Total:	1	361		
Disclosures: Additional basement storage is not in the square footage number. Seller is ideally looking for a multi year lease to be signed. Lease includes water/sewer/garbage. All other utilities are tenant responsibility. Tenant to fulfill due diligence re compliance with local Zoning Regs				

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 1	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 0 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 0	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Location: **Downtown**
Site Condition: **Dry, Level**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1850**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$221,200**
Tax: **\$2,048** Tax Year: **2026**
Book: **26349** Page: **222**
Cert:
Zoning Code: **B2**
Zoning Desc: **Other (See Remarks)**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty**  **(978) 255-3569**
Listing Agent: **David Luoma**  **(978) 971-1225**
Team Member(s):
Sale Office:

Sale Agent:
Listing Agreement Type: **Exclusive Right to Lease**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Call List Agent**
Showing: Facilitator:
Special Showing Instructions: **Accompanied showings only**

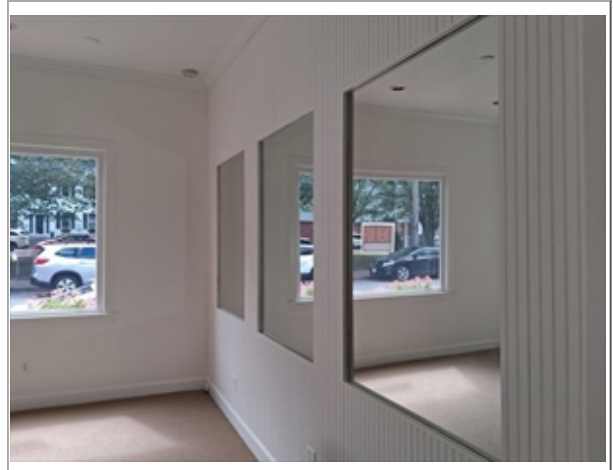
Market Information

Listing Date: 8/26/2026	Listing Market Time: MLS# has been on for 0 day(s)
Days on Market: Property has been on the market for a total of 0 day(s)	Office Market Time: Office has listed this property for 0 day(s)
Expiration Date: 11/30/2026	Cash Paid for Upgrades:
Original Price: \$1,395	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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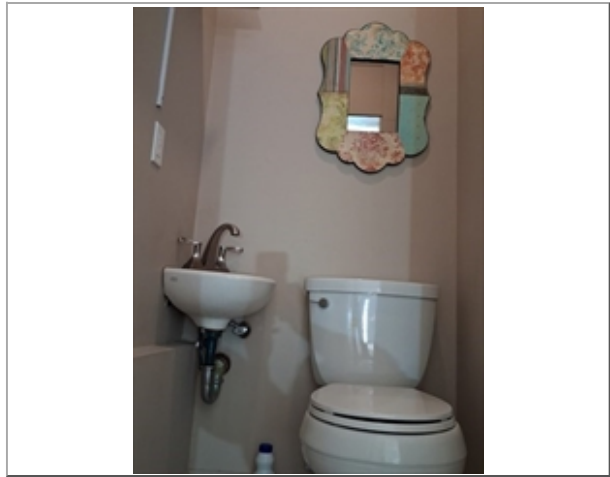
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