

FOR SALE

Church/School/
Special Purpose

7,041 SF

32 Lowell Street
Reading, MA

- Prime Reading Center Site
- Intersection of Routes 28/129
- MA Historic Register



OFFERING MEMORANDUM

32 LOWELL ST
READING, MA 01867

MANSARD  

Table of Contents

Property Details	3
Exterior Photos	4
Interior Photos	5
Amenity Map	6
Demographics	7
About Boston, MSA	8

14 Essex Street, Andover, MA 01810

617.674.2043

advisors2@mansardcre.com

mansardcre.com

Property Details



INVESTMENT HIGHLIGHTS

- Historic 7,041 SF building
- Ideal for Special Purpose / Church investor
- Built in 1913 with timeless character
- Zoned S15 for versatile use
- Prime opportunity in Boston MSA area
- Spacious interior with potential for customization
- Well-maintained property with architectural charm
- Ample space for congregation or specialized activities

Sale Price

\$1,495,000

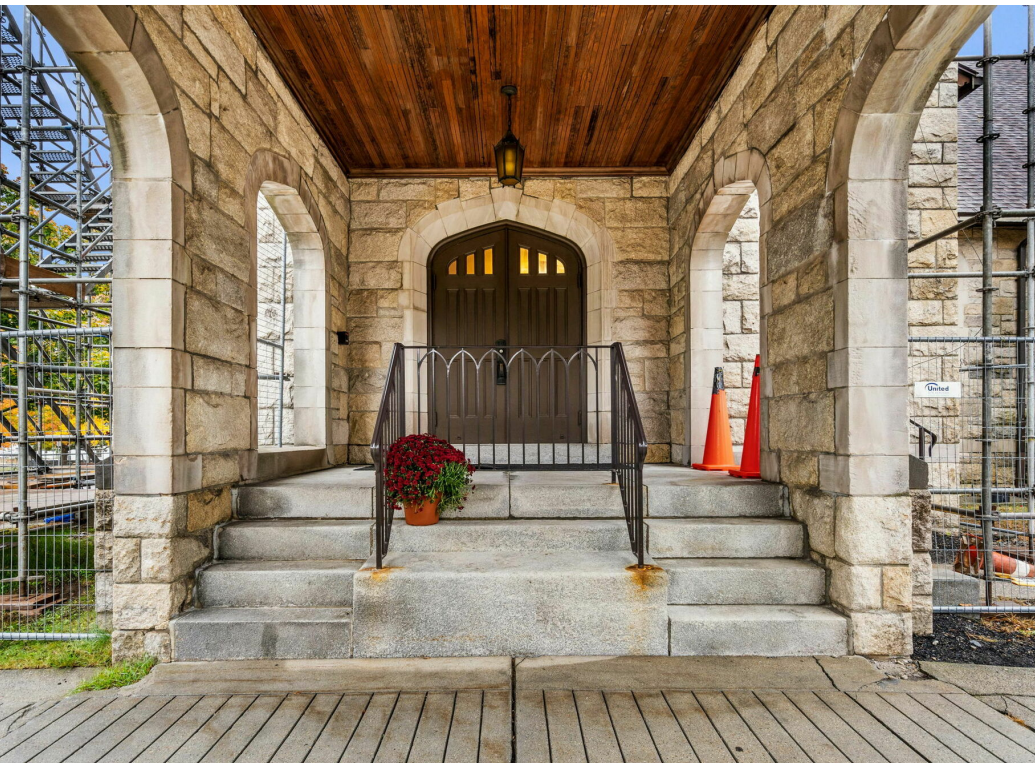
PROPERTY OVERVIEW

Rare opportunity to acquire one of Reading's most architecturally distinguished buildings — a 7,041 SF Late Gothic Revival limestone and granite structure designed by George H. Sidebottom in 1913 for the First Church of Christ, Scientist. Listed on the Massachusetts Historic Register, the property sits at the prime intersection of Routes 28 & 129 in Reading's town center, just 0.33 miles from the MBTA Commuter Rail Station (Walk Score: 81). Seller is completing stone facade restoration prior to closing. Zoned S-15, the building accommodates a broad range of institutional, educational, and special purpose uses, and is a compelling candidate for residential conversion with potential eligibility for state and federal historic tax credits. Sited on a 21,175 SF lot with an estimated occupancy capacity of 270, the flexible interior has supported both church and fine arts school uses. Ideal for performing arts or enrichment schools, yoga and wellness studios, non-profit or civic organizations, professional associations, or a high-quality residential conversion. Real Estate Taxes (2024): \$10,315. Seller seeks occupancy through July 31, 2026.

OFFERING SUMMARY

Building Size:	7,041 SF
Lot Size:	21,672 SF
Price / SF:	\$212.33
Year Built:	1917
Zoning:	S15
Market:	Boston MSA
Submarket:	128 North

Exterior Photos



Interior Photos



Amenity Map

32 Lowell St,
Reading, MA 01867

129 Lowell St

129 Lowell St - 20,000 VPD

28

129 Salem St

28

28

28

93

93

95

93

95

95

93

30

McKinnon's
MARKET & SUPER BUTCHER SHOP

DUNKIN'

MARKET BASKET ON THE BORDER

KOHL'S UNITED STATES POSTAL SERVICE

MATTRESS FIRM DOLLAR TREE

SEPHORA LOWE'S

T.J. maxx CAVA

HomeGoods Ninety Nine 99

CHASE HOLIDAY INN EXPRESS

QDOBA MEXICAN EATS AN IHG HOTEL

Panera BREAD TOWN FAIR TIRE HOME SENSE

TOYOTA HOGAN TIRE & AUTO

Sun & Ski Sports

GODAVARI USA | CANADA

Chick-fil-A Hampton

HOMWOOD SUITES by Hilton

DUNKIN' 110 Grill

The UPS Store UPS

FedEx

APPA BAZAR WOBURN

PURE DRIVE GOLF

Staples

Hilton HOTELS & RESORTS

CATHERINE HINDS CONTEMPORARY INC.

STRENGTH & FITNESS

Phonetic Moon

BANGKOK SPICE

PUBLIC KITCHEN

POST

DUNKIN'

Starbucks

HOUSE OF BAGELS

Doyon's

SHELL CALABRE CYCLES

DUNKIN'

MIDAS

Auto Zone

McDonald's delSur PROFESSOR'S MARKET

CHASE NORTH SHORE BANK

Fitness Within Aalf + half ZUCCA

REI COOP Cumberland planet fitness

DUNKIN'

Mazda

CHEVROLET

BURGER KING

Valvoline

THE HOME DEPOT HONDA BANK OF AMERICA

GOLF GALAXY Oye's RESTAURANT & BAR

SUBARU

Walgreens

Stop & Shop SLEEPARE

LIQUOR junction MARKET BASKET

CosmoProf Bertucci's

Wakefield Train Station

LA FITNESS PET SUPPLIES PLUS target

FIVE GUYS BURGERS and FRIES

DUNKIN' Marshalls Michaels

shaws

Demographics

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,003	4,656	12,470
Average Age	42	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	388	1,833	4,747
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$181,893	\$187,468	\$197,088
Average House Value	\$740,237	\$793,067	\$823,511

* Demographic data derived from 2020 ACS - US Census



\$188,816

AVERAGE HOUSEHOLD INCOME



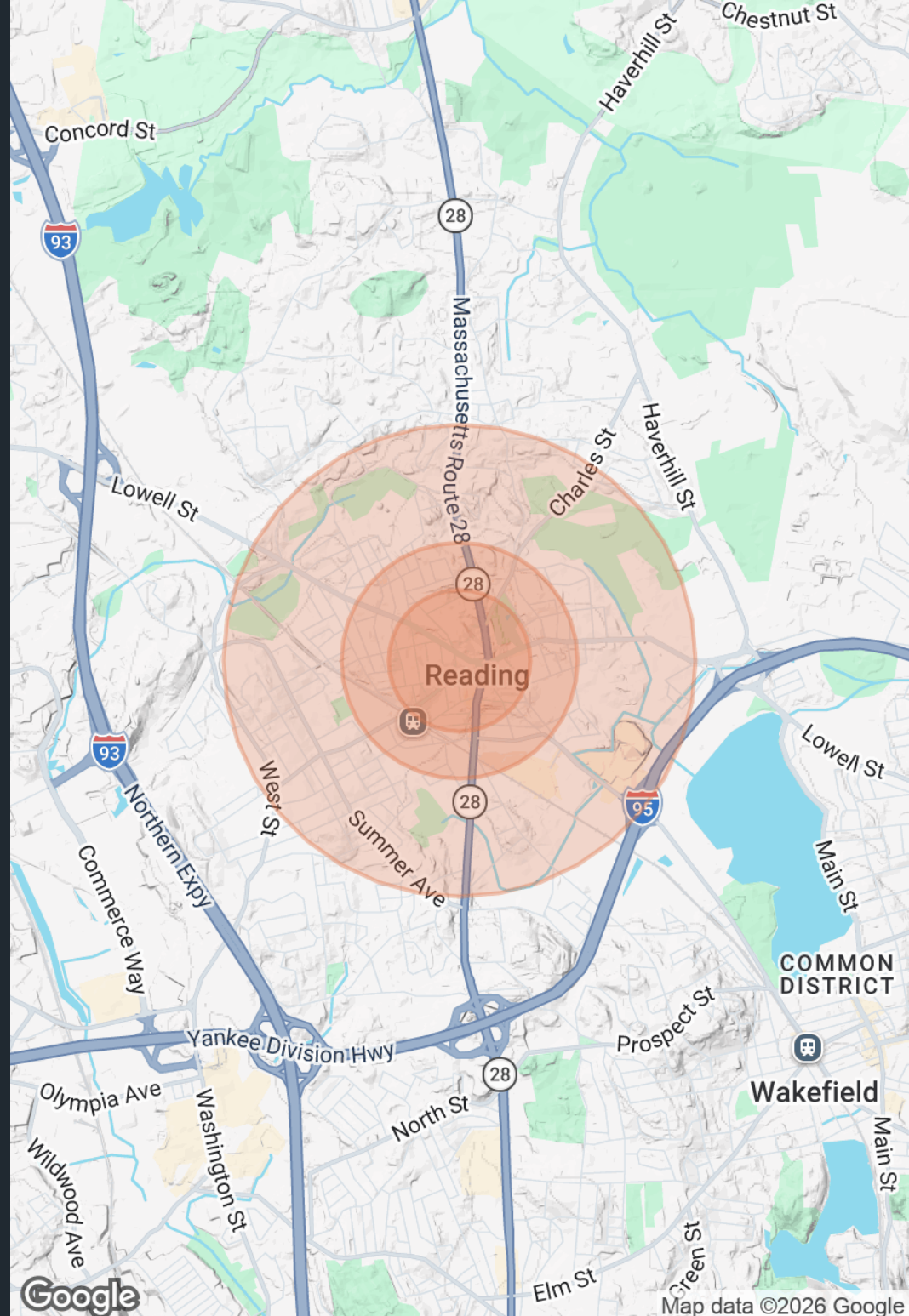
\$823,511

AVERAGE HOUSE VALUE



\$73,582

PER CAPITA INCOME



Map data ©2026 Google

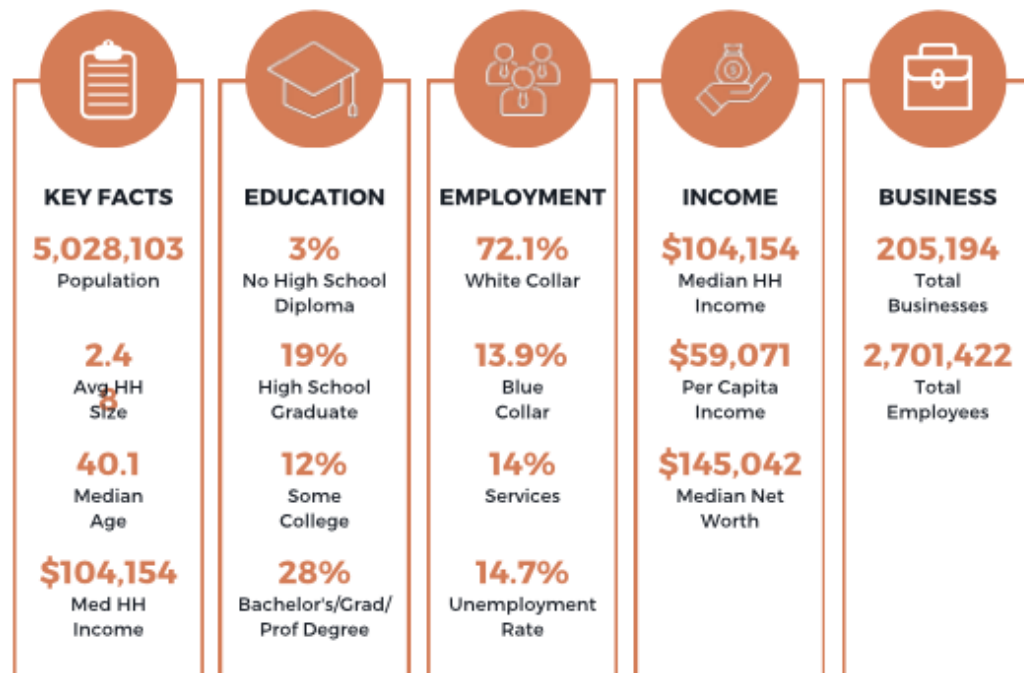
About Boston, MSA



BOSTON MSA Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff
<\$15,000	9%	-0.5%
\$15,000 - \$24,999	6.1%	-1%
\$25,000 - \$34,999	5.6%	-0.9%
\$35,000 - \$49,999	8.2%	-0.9%
\$50,000 - \$74,999	13.5%	-1%
\$75,000 - \$99,000	11.4%	-0.4%
\$100,000 - \$149,999	18.5%	+0.9%
\$150,000 - \$199,999	9.3%	+1.1%
\$200,000+	14%	+2.7%

Bars show deviation from Massachusetts

MANSARD



617.674.2043

advisors2@mansardcre.com

mansardcre.com

At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:
Sales, Leasing and Valuations

OFFERING MEMORANDUM