



**MLS # 73484664 - New
Commercial/Industrial - Office**

**26 Parker St - Unit C
Newburyport, MA 01950-4010
Essex County**

List Price: **\$6,500**

Directions: **Rte 1 to Hill Street; turn left into parking lot. Building is sited between Rte 1 and Parker Street**

Newburyport's historic Smith Farm Properties is offering 2,500 +/- to 5,000 ± square feet of office space available for lease beginning July 1, 2026 or sooner, if needed. Situated in a stand-alone building, this attractive and well-maintained space features private office suites, conference space, ample on-site parking, excellent visibility from US Route 1, and proximity to the MBTA Newburyport Commuter Rail station, offering convenient access to Boston and the North Shore. The location is also within close proximity to the Superior Courthouse and the Newburyport Industrial Park, with easy access to Historic Downtown Newburyport via the scenic Clipper City Rail Trail. The space may be subdivided into two suites of approximately 2,500 ± square feet, if desired, each with separate entrances. Conceptual subdivision plans will be available upon request. The 5,000 ± SF space is offered at \$6,500 per month NNN, with pricing subject to adjustment should the space be divided.

Building & Property Information

Residential:	# Units: 0	Square Ft: 0	Assessed Value(s) Land: \$470,800	Space Available For: For Lease Lease Type: Triple Net Lease (NNN) Lease Price Includes: Other (See Remarks) Lease: Yes Exchange: No Sublet: No 21E on File: No
Office:	1	5,000	Bldg: \$1,033,400	
Retail:	0	0	Total: \$1,504,200	
Warehouse:	0	0	# Buildings: 1	
Manufacturing:	0	0	# Stories: 2	
Total:	1	5,000	# Units:	

Disclosures: **This is a Triple Net lease; figures are available upon request.**

Drive in Doors:	Expandable: No	Gross Annual Inc:
Loading Docks:	Dividable: Yes	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 3	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 37,000 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.85	Depth:	Lien & Encumb:
Survey: No	Subdivide: No	Undrgrnd Tank:
Plat Plan: No	Parking Spaces: 35	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Frame**
 Location: **Office Park, Highway Access, Public Transportation**
 Parking Features: **21+ Spaces, Paved Driveway, On Site, Shared**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Site Condition: **Dry, Open, Improved**
 Utilities: **Public Water, Public Sewer, Natural Gas**



Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1678**
 Year Established Source: **Public Record**

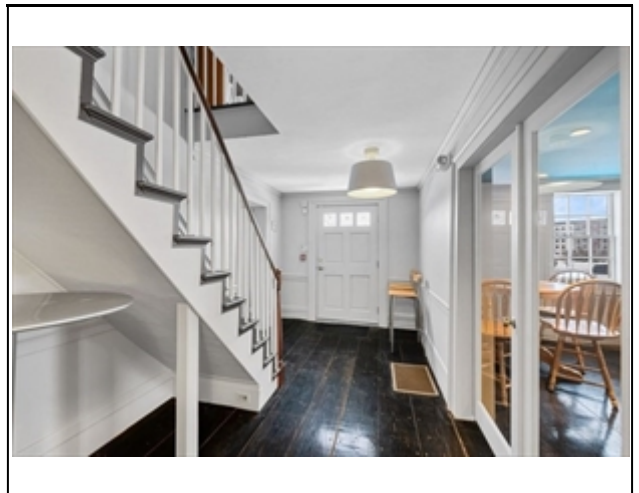
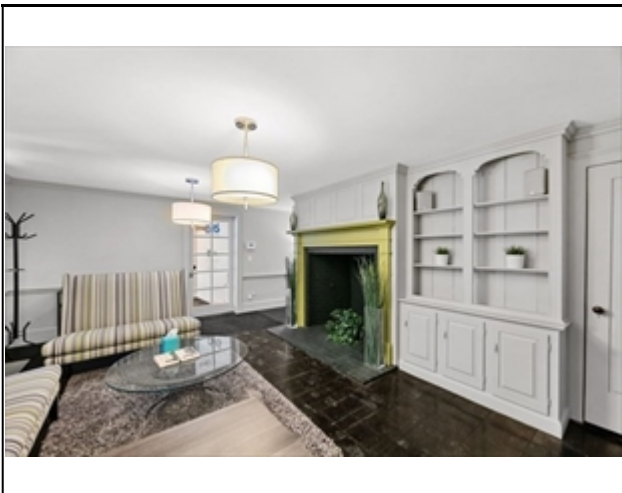
Tax Information

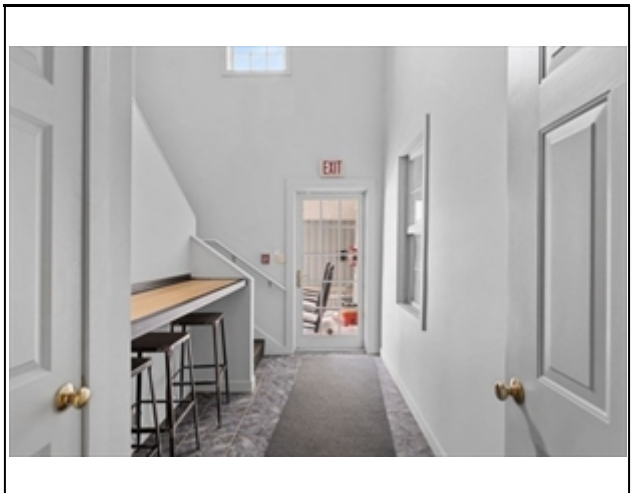
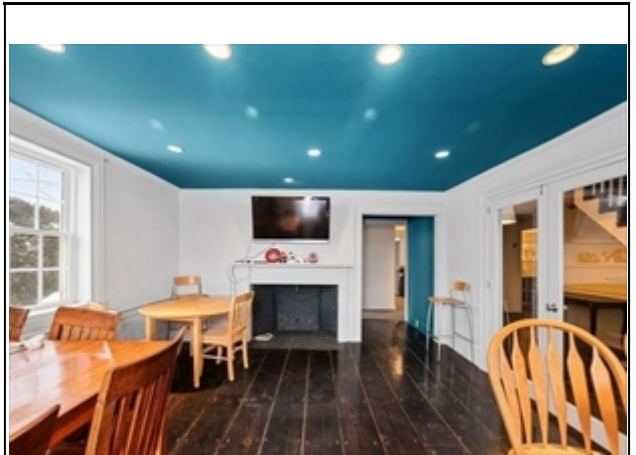
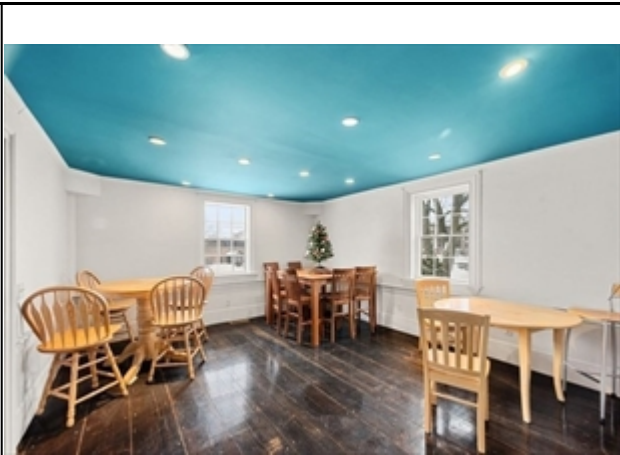
Pin #: **M:0036 B:0006 L:0000**
 Assessed: **\$1,504,200**
 Tax: **\$13,928.89** Tax Year: **2026**
 Mill Rate: **9.26**
 Book: **9997** Page: **278**
 Cert:
 Zoning Code: **I-1**
 Zoning Desc: **Legal Conforming**
 Map: **36** Block: Lot: **6**

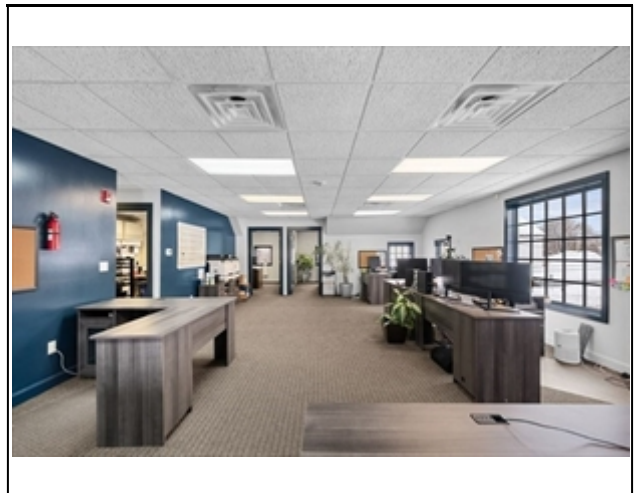
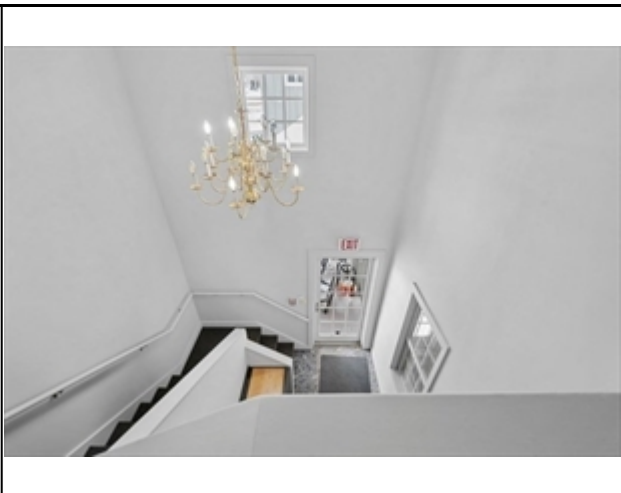
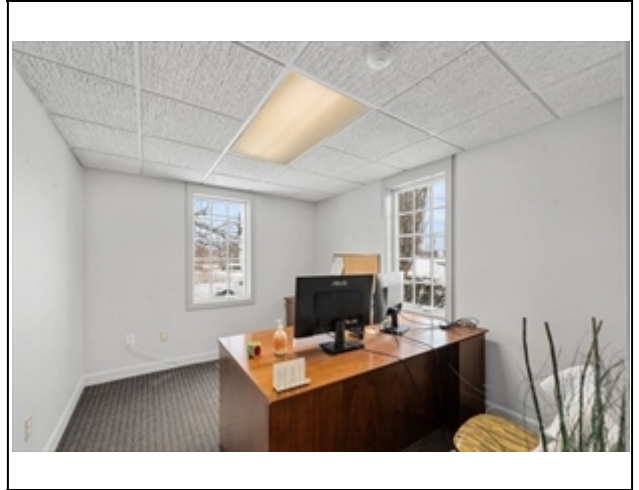
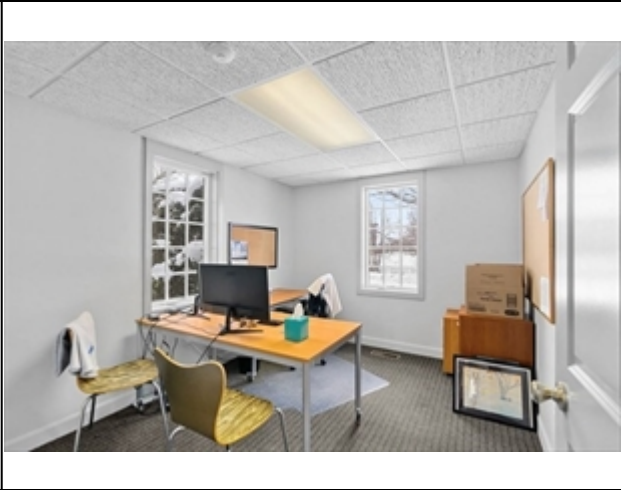
Office/Agent Information

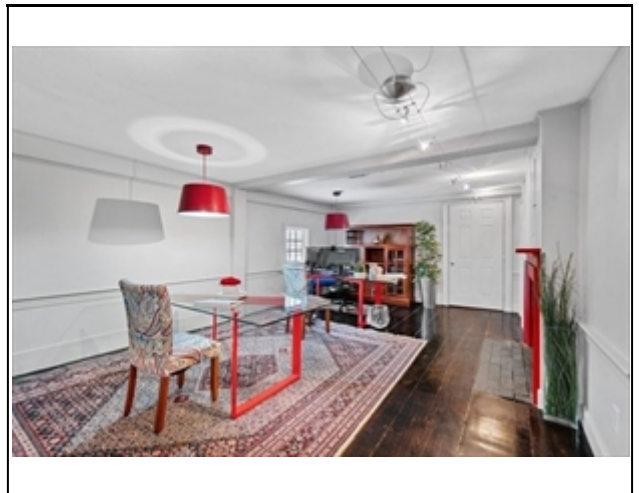
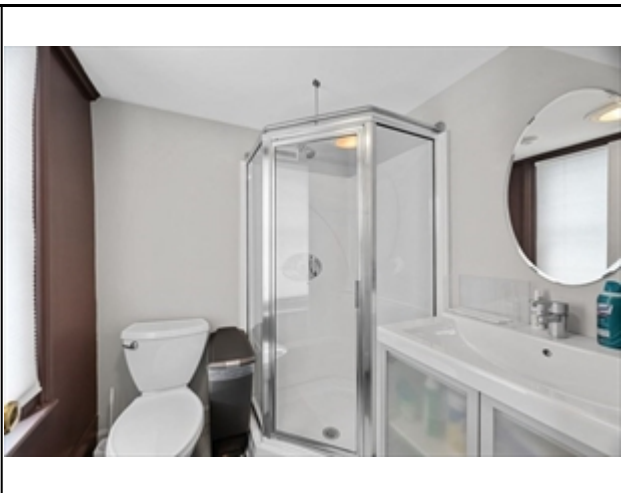
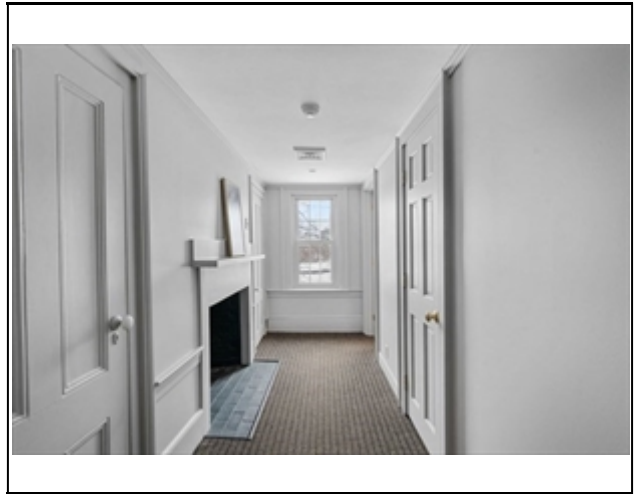
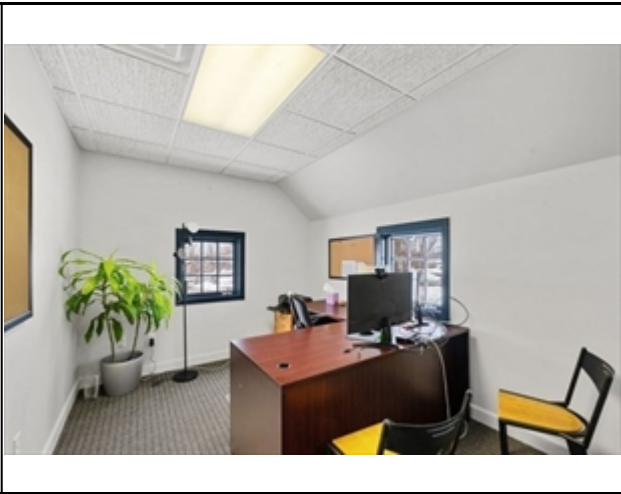
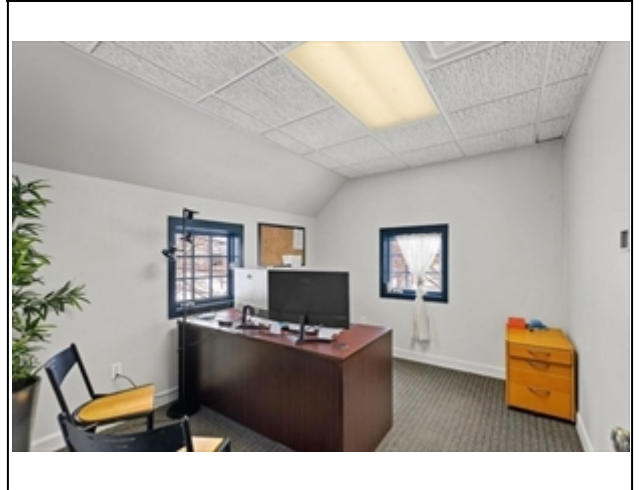
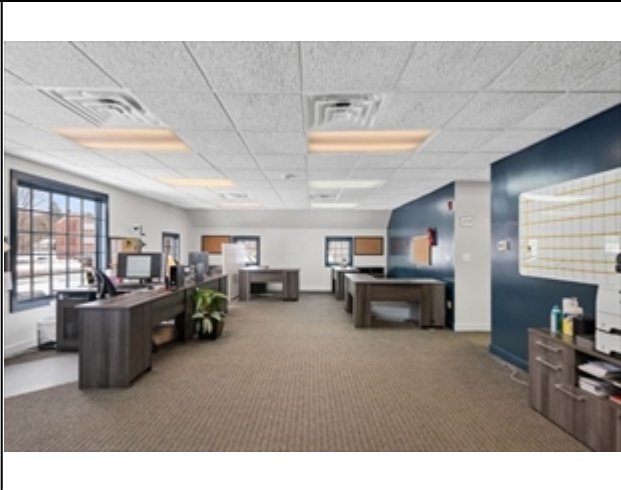
Office: Laffely Real Estate Associates  (978) 255-4788 Ext. 2
Agent: Sally Laffely  (978) 375-1821

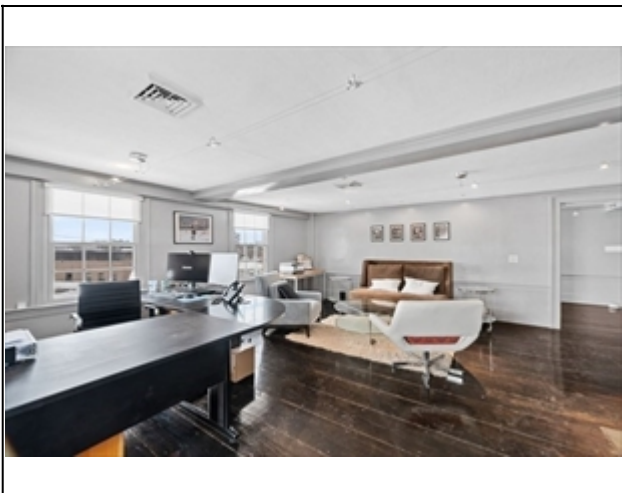
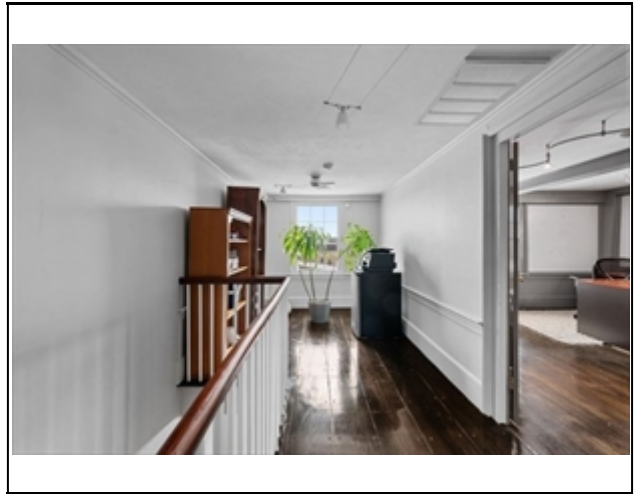
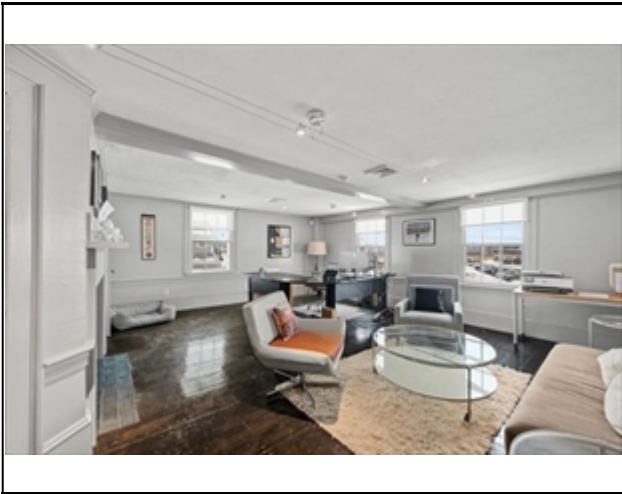
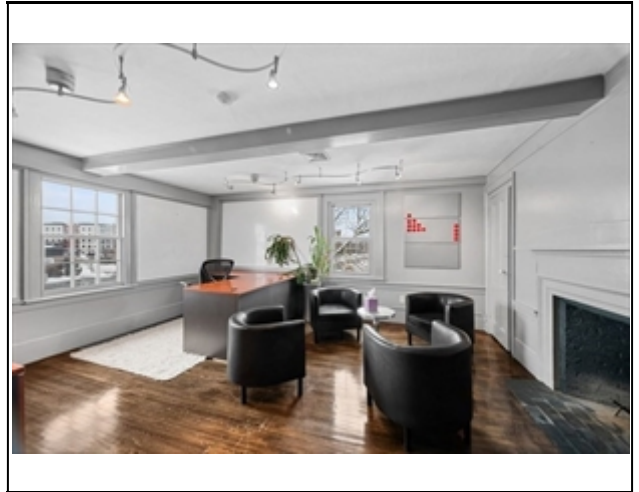
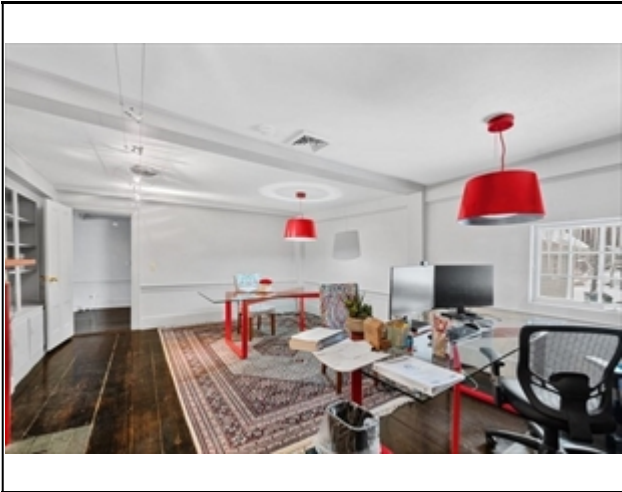












MLS # 73484664 - New
26 Parker St U:C, Newburyport, MA 01950-4010

Commercial - Office
List Price: \$6,500

