

Johan Lopez
"Your Agent For Life"
978-804-7425



MLS # 73504952 - Active
Commercial/Industrial - Commercial

17 Broadway
Methuen, MA 01844
Essex County

List Price: \$2,690,000

Directions: Route 28, Methuen

EVERYTHING INCLUDED! Rare opportunity to acquire a high-visibility and totally renovated (2023) commercial asset along Broadway in Methuen, MA, offered together with the established businesses Musicarro Auto Sound and Musicarro Auto Sales, including relevant licenses and permits. This offering includes three contiguous parcels totaling approximately 0.33 acres, featuring a freestanding commercial building of approximately 6,600 SF plus two additional lots currently used for parking. Musicarro Auto Sound brings over 25 years of trajectory and local recognition, creating immediate value for owner-users and investors alike. Strategically positioned along a heavily traveled corridor with excellent access to Routes 28, 110, 213, I-93, and I-495, this package offers strong frontage, on-site parking, business continuity, and long-term upside.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$103,500	Lease Type:
Office:	0	0	Bldg: \$278,500	Lease Price Includes: Building, Business, Land
Retail:	2	6,600	Total: \$382,000	Lease: No Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 2	21E on File: Yes

Total:
Disclosures: **Route 28**

Drive in Doors: 2	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable: Yes	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 3	Sprinklers: No	Special Financing:
Hndcp Accessibl: Yes	Railroad siding:	Assoc: No Assoc Fee:

Lot Size: 8,080 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.19	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undgrnd Tank: Unknown
Plat Plan:	Parking Spaces: 30	Easements: Yes
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Brick, Mason**
Location: **Downtown, Free Standing, Highway Access, Public Transportation, Central Business District**
Parking Features: **Paved Driveway, Off Site**
Roof Material: **Shingle**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1998**
Year Established Source: **Owner**

Tax Information

Pin #:
Assessed: **\$382,000**
Tax: **\$7,850** Tax Year: **2026**
Book: **17454** Page: **238**
Cert:
Zoning Code: **RG**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Home Shop Properties, Inc. (978) 655-3016**
Listing Agent: **Johan Lopez (978) 804-7425**
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Call List Agent**
Showing: Buyer's Broker: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions: **Call listing agent. Easy to show.**

Firm Remarks

This building was totally renovated in 2023, new electricity, plumbing, roof, walls, flooring and much more. All info is to the best of the Seller and their agents knowledge, to be verified by buyer - Assessors info combination of 3 lots, measurements by matterport to be verified by buyer.

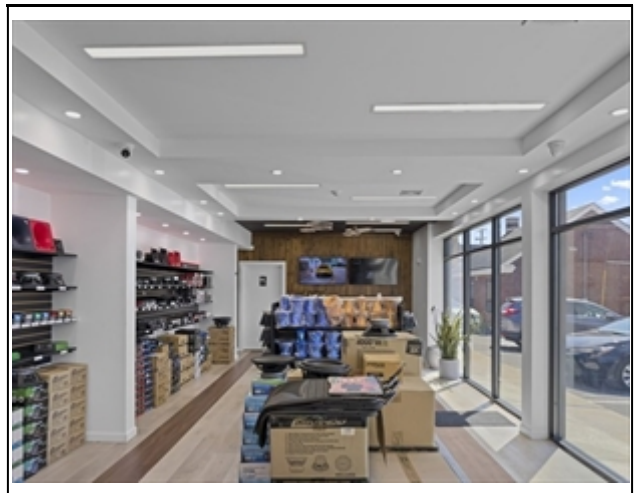
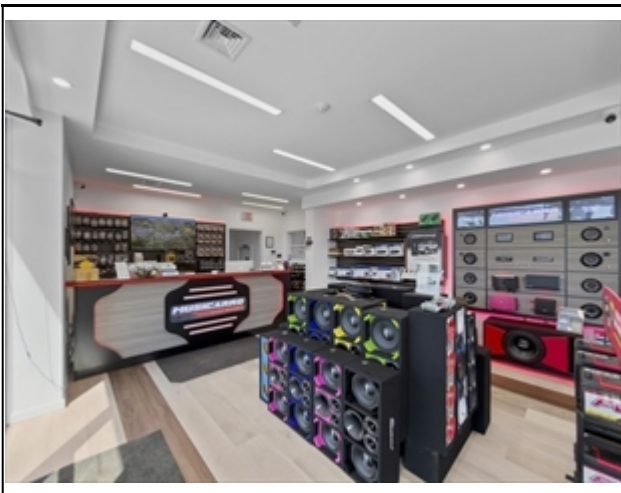
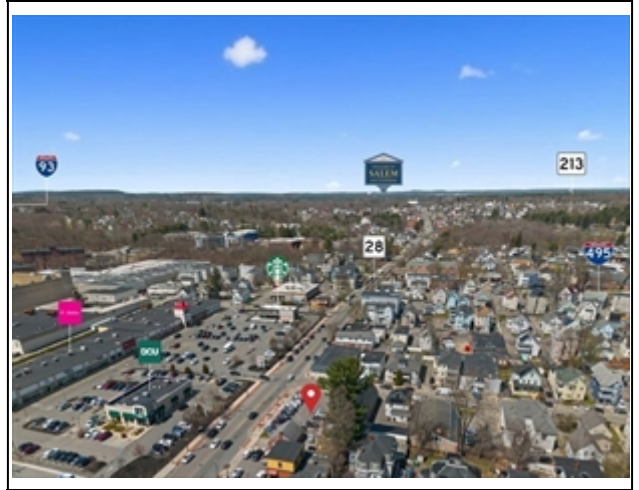
Market Information

Listing Date: **4/21/2026**
Days on Market: Property has been on the market for a total of **61** day(s)
Expiration Date:
Original Price: **\$2,690,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **61** day(s)
Office Market Time: Office has listed this property for **61** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

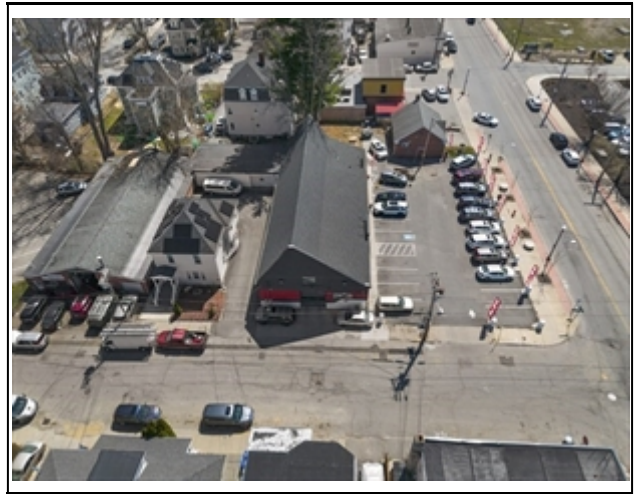
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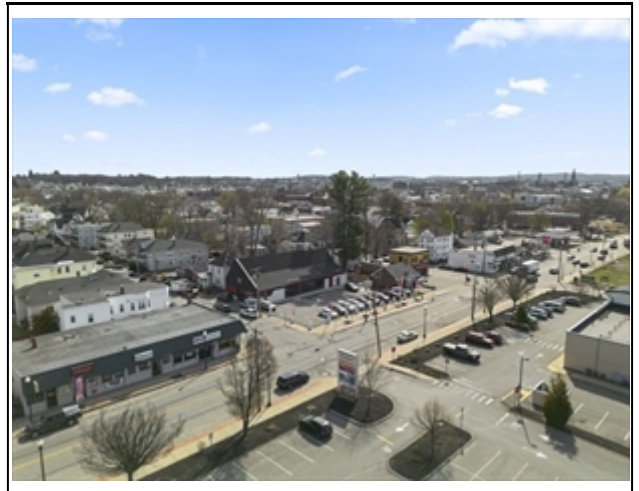
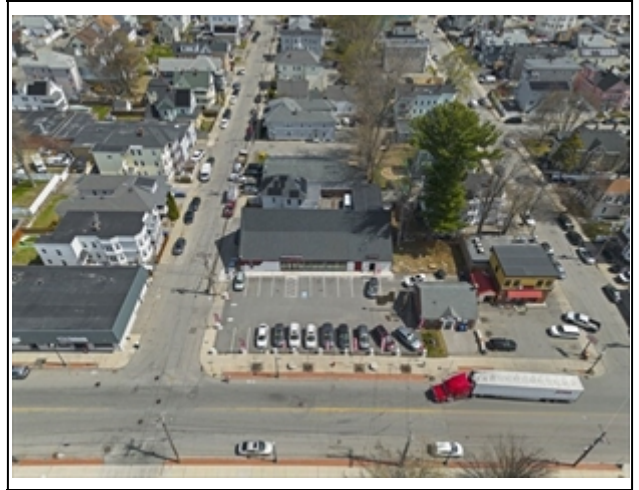


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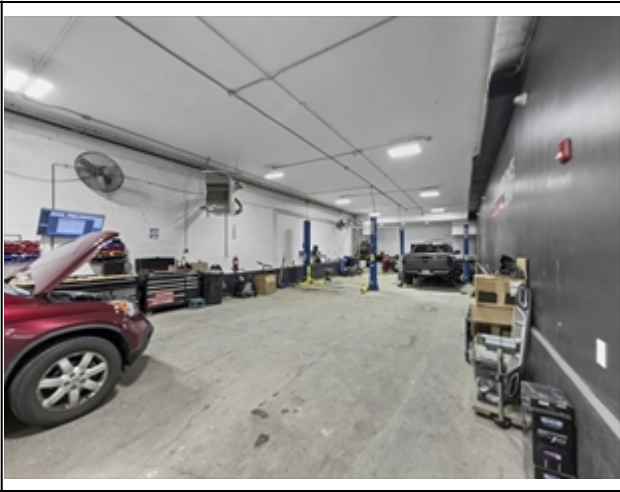
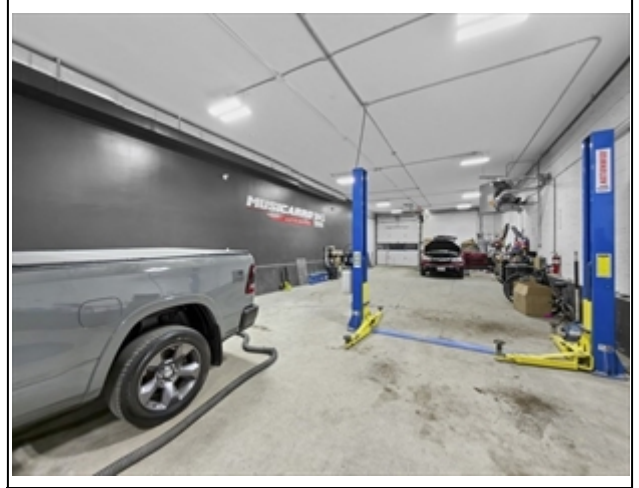
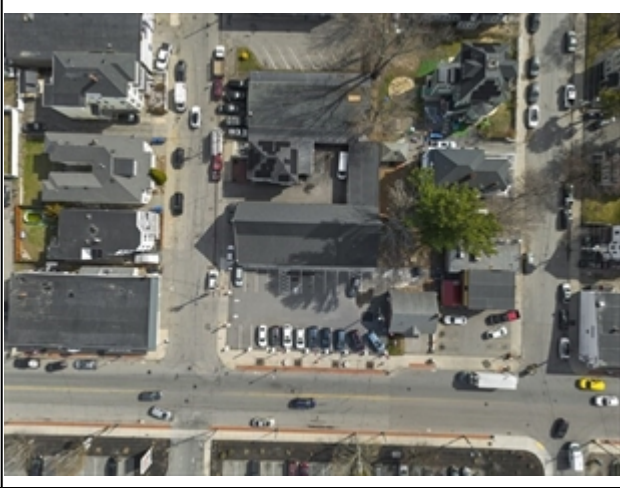
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