



Flagship Commercial Real Estate, Inc.

867 Turnpike Street, North Andover, MA 01845

Phone: (978) 686-2111 Fax: (978) 686-2237

www.FlagshipCommRE.com

OFFICE BUILDING FOR SALE

**100 Andover Bypass St.
Executive Quarters
No. Andover, MA 01845**

Description/Size: 18,308 SF +/-

Construction: Brick & Steel

Heat/A/C: Gas Heat & Full A/C

Service: Town Water & Sewer

Zoning: B2

Parking: Ample

Features: 1st class medical office building.

Real Estate Taxes: \$55,099 FY2011

Investment Property: Fully leased,

Assumable mortgage 3.2% interest,

Gross rent \$440,475/yr

Contact: Henry Carpenito

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Price: \$4,500,000