



Flagship Commercial Real Estate, Inc.

867 Turnpike Street, North Andover, MA 01845

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

www.FlagshipCommRE.com

Office Condominiums for Sale/Lease

**204 Andover Street
Andover, MA 01810**

Unit 501: 3,275 SF +/-

Unit 502: 3,114 SF +/-

Construction: Brick & Wood Beam

Zoning: Industrial General (IG)

HVAC: Gas & Electric

Parking: Common

Features: Access to Rte 93 and MBTA train service. Elevator service. Historic Brick Mill

Real Estate Taxes: \$2 PSF approximately

Condo Fee: \$414/mo unit 501

Condo Fee: \$381/mo unit 502

Contact: **Henry Carpenito**

HenryC@FlagshipCommRE.com

Jerry Tirella

jerryT@FlagshipCommRE.com



Sale unit 501 \$229,900 and unit 502 \$219,900

Lease 1st year rent 10 PSF gross plus utilities

6 months free rent" Pay only condo fee & taxes- 42 month lease required

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