



Flagship Commercial Real Estate, Inc.

867 Turnpike Street, North Andover, MA 01845

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

www.FlagshipCommRE.com

INVESTMENT PROPERTY FOR SALE

**204 Andover St., Unit 403
Andover, MA 01810**

Building Size: 36,121 SF +/-

Unit Sizes: 1,989 Gross SF +/-

Construction: Brick & Wood Beam

Zoning: Industrial General (IG)

HVAC: Gas & Electric

Parking: Common

Features: Easy Access to Rte 93 and MBTA
train service. Elevator service.

Historic Brick Mill



Contact: Henry Carpenito

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Jerry Tirella

JerryT@FlagshipCommRE.com

PRICE: \$318,000.00
(Tenant pays for electricity and gas)

204 Andover St., unit 403
Andover, Massachusetts

INVESTMENT PROPERTY LEASE ABSTRACT

LEASE TERM: 5 years August 15, 2010 thru August 14, 2015
Two five year options to renew.

Total Square Feet: 1989 Gross Square feet (more or less)

**** ANNUAL GROSS RENT:** Year 1. \$24,265.80-\$2022.15/Month
Year 2. \$30,232.80-\$2519.40/Month
Year 3. \$36,199.80-\$3016.65/Month
Year 4. \$37,293.75-\$3107.81/Month
Year 5. \$37,293.75-\$3107.81/Month

ANNUAL REAL ESTATE TAXES: \$5,235.00

ANNUAL CONDOMINIUM FEE: \$3,234.00

**** Gross Rent:** Lessor pays real estate taxes and condo fee
Tenant pays for electricity and gas.

ASKING PRICE: \$318,000.00

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