



# Flagship Commercial Real Estate, Inc.

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## OFFICE CONDO FOR SALE/LEASE

**575 Turnpike St, Units 21/23  
No Andover, MA 01845**

**Description/Size:** 1,885 Gross SF +/-

**Construction:** Wood, Brick & Steel

**HVAC:** Electric Heat Pump

**Zoning:** B4

**Features:** Corner unit with lots of windows, 2 Offices, 4 treatment rooms, bathroom, Reception/seating, kitchenette, storage.

**Location:** Close Proximity to Rte 495

**Parking:** Common

**Real Estate Tax:** \$5,719/FY2011

**Condo Fee:** \$550/month

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**For Sale: \$289,000**

**For Lease: \$15 PSF gross rent + utilities**

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