

For Sale

Office Condominium

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Property listed
and managed by

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203 Turnpike Street, Unit 3
North Andover, MA

Property Highlights

- Medical/office condominium available for sale in the North Andover Office Park in North Andover, MA
- Unit 3 is 1,283± SF on the ground floor and consists of reception area, 7 private offices, a break room, and storage space
- Office park tenants include Andover Pediatrics, Steward Medical Group Primary Care of North Andover, Northeast Oral Surgery & Dental Implant Center, Quest Diagnostics, and more
- Surrounding businesses include Bertucci's, CVS, Burton's Grill & Bar, Chipotle Mexican Grill, The Eagle Tribune, TD Bank, Starbucks, Rocky's Ace Hardware, and more
- Located adjacent to Merrimack College at the intersection of Route 125 and Route 114, boasting 41,243 AADT per MASSDOT 2024, and just over 1 mile from Exit 100A off I-495

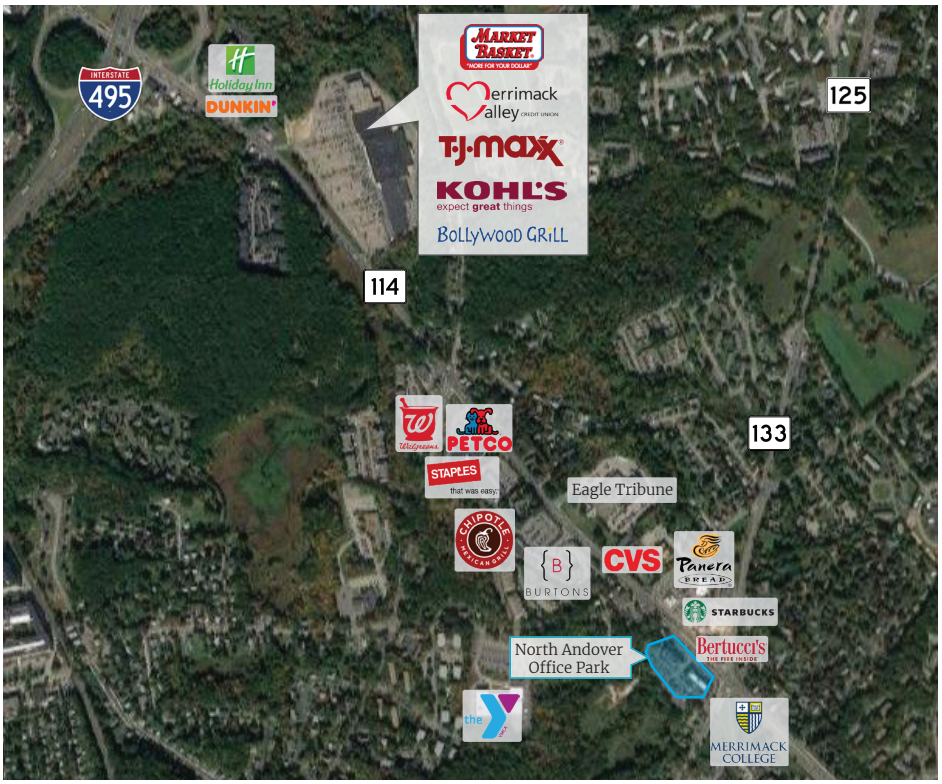
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Specifications

Address:	203 Turnpike Street
Location:	North Andover, MA 01845
Building Type:	Medical/office
Year Built:	1978
Total Building SF:	82,458±
Condominium SF:	Unit 3: 1,283±
Utilities:	Municipal water & sewer; FHA
Zoning:	B4
Parking:	Ample on-site
Elevator:	Yes
Accessibility:	Adjacent to Merrimack College at the intersection of Routes 125 and 114 and just over 1 mile from Exit 100A off I-495
Condo Special Assessment:	$163.20/month
2025 Condominium Fees:	$10,886/year
2025 Taxes:	$4,272.98/year
List Price:	$375,000

Aerial









Contact us:

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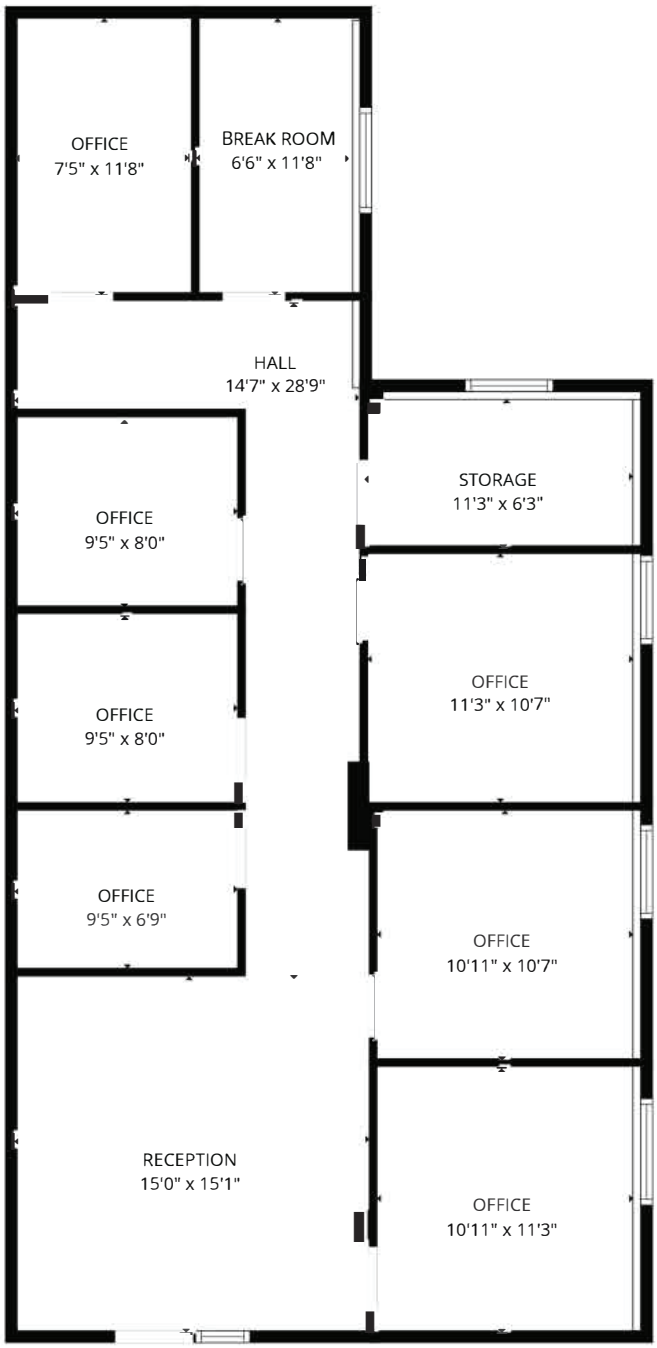
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Unit 3 Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.