

# VERSATILE FREESTANDING COMMERCIAL-RESIDENTIAL BUILDING

6 Windsor Street, Andover, MA 01810



## PROPERTY DESCRIPTION

Unlock the potential of this thoughtfully updated 4,300 SF ± freestanding building located in Andover's Shawsheen Village Historic District. Offering four fully finished levels, the property provides versatile space ideal for professional offices, wellness centers, or residential conversion (subject to approvals). Modernized throughout while retaining its historic character, 6 Windsor features new windows, a full kitchen, a washer & dryer unit, updated HVAC, electrical, plumbing, and sprinkler system, and a whole-house generator. A brand new 2" water main supports higher-demand uses.

## KEY HIGHLIGHTS

- 4,300 SF ± across four levels
- Freestanding brick building
- Updated systems: HVAC, electrical, plumbing, and fire safety
- Flexible zoning: General Business (GB)
- Ample on-site parking
- Three-car detached garage
- ADA-compliant access

## OFFERING SUMMARY

Status:	For sale
Asking price:	\$1,300,000
Zoning:	General Business (GB)
Lot size:	0.25 acres
Building size:	4,300 SF ±
Floors:	4
ADA Access:	ADA-compliant bathroom; ramp
Utilities:	Public water and sewer; 2" water main
Parking:	Ample on-site; 3-car detached garage
Signage:	Outdoor monument sign
Year built:	1917
Year(s) renovated:	2025



**Kristine LaPorte**

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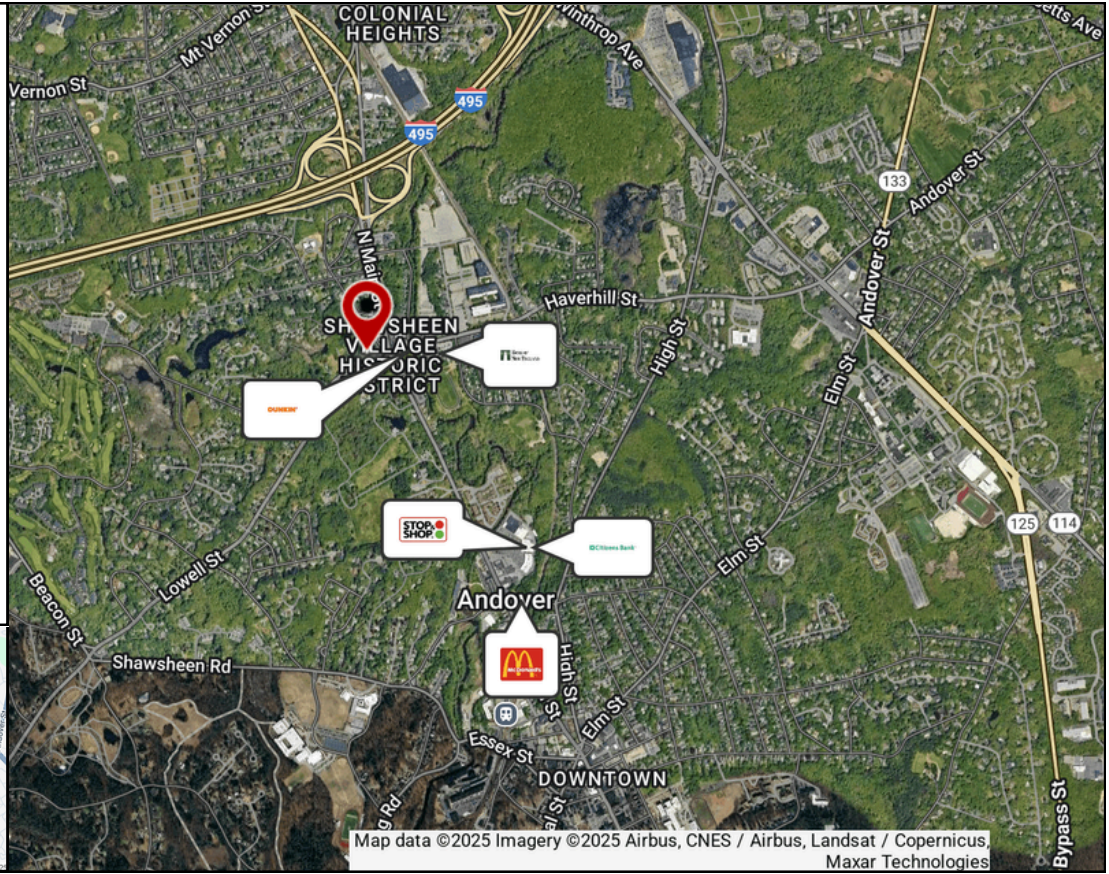


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### LOCATION HIGHLIGHTS

- Andover's General Business (GB) zoning
- Surrounded by residential and commercial activity, with popular local businesses and national brands nearby
- Minutes to center of Andover, Interstate 93 (I-93), and Interstate 495 (I-495)
- Thirty-five minutes to Boston Logan International Airport & Manchester-Boston Regional Airport



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These floor plans are provided for illustrative and discussion purposes only. It is the responsibility of the buyer and/or their agent to independently verify all information, including but not limited to square footage, room dimensions, layout, and intended use. All measurements are approximate and should not be relied upon for architectural, construction, or legal purposes.

### INVESTMENT HIGHLIGHTS

- Fully modernized interior with updated systems
- Highly flexible use: office, wellness, medical, live/work, or residential conversion (subject to approvals)
- Historic charm blended with modern functionality
- Strong visibility and accessibility
- Convenient to major commuter routes and public transit
- Unique owner-user or investor opportunity



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## Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

<http://www.mass.gov/ocabr/licensee/dpl-boards/re/>

MASSACHUSETTS MANDATORY LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

### **THIS IS NOT A CONTRACT**

**This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.**

THE TIME WHEN THE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific residential property. If there is no personal meeting between you and the licensee, this form must be presented electronically or through some other means before the licensee enters into a contract with a consumer. Residential property is defined as land with a building intended for use as a one to four-unit residential dwelling or the purchase or sale of land on which a building is intended to be constructed for use as a one-or two-unit residential dwelling. In the event this relationship changes an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a licensee to provide advice, assistance and representation to you as your agent. The licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance or land survey matters it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

**For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.**

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: ☐ Seller's agent ☐ Buyer's agent ☐ Facilitator

*If seller's agent or buyer's agent is checked above, the licensee must complete the following section:*

Check one: ☐ Non-Designated Agency ☐ Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the:

☐ Seller ☐ Buyer

Only the licensee named herein represents the

☐ Seller ☐ Buyer

(designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

\_\_\_\_\_  
Signature of Licensee

\_\_\_\_\_  
Printed Name of Licensee

\_\_\_\_\_  
License #

☐ Broker

☐ Salesperson

\_\_\_\_\_  
Today's Date

\_\_\_\_\_  
Name of Brokerage Firm

\_\_\_\_\_  
Brokerage Firm License #

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Printed Name of Consumer

☐ Buyer

☐ Seller

\_\_\_\_\_  
Today's Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Printed Name of Consumer

☐ Buyer

☐ Seller

\_\_\_\_\_  
Today's Date

☐ Check here if the consumer declines to sign this notice.

#### SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

#### BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

#### (NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

#### DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality, and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at [www.mass.gov/dpl/re](http://www.mass.gov/dpl/re).

#### DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at [www.mass.gov/dpl/re](http://www.mass.gov/dpl/re).