



**MLS # 73456840 - New
Commercial/Industrial - Office**

**2 Punchard Ave - Unit 1
Andover, MA 01810-3852
Essex County**

List Price: **\$35**

Directions: **Main St (Rt. 28) to Punchard Ave**

PRIME DOWNTOWN ANDOVER COMMERCIAL SPACE, 2,200 SQ FT READY FOR YOUR VISION! This building was completely renovated with all-new, energy-efficient HVAC, electrical, and plumbing. It offers exceptional flexibility, ideal for retail, office, studio, or any custom concept. Located in the heart of Andover Center, it provides outstanding visibility, steady foot traffic, and immediate access to shops, restaurants, and public transportation. The open shell layout allows you to design the perfect floor plan, whether you need open workspace, private offices, a boutique storefront, or a polished professional suite. Set within a charming, well maintained building with convenient street parking nearby, this space offers both convenience and presence for your business. Schedule a tour today and bring your ideal commercial space to life in the center of Andover!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$309,200	Space Available For: For Lease
Office:	1	2,200	Bldg: \$1,198,400	Lease Type: Triple Net Lease (NNN)
Retail:	0	0	Total: \$1,507,600	Lease Price Includes:
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 3	21E on File: No
Total:	1	2,200	# Units:	
Disclosures: Buyers responsible for own due diligence. Lease rate is \$35/SF + \$10/SF NNN.				

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 4,321 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.1	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 0	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Location: **Downtown, Suburban, Highway Access, Public Transportation**
Parking Features: **Street**
Roof Material: **Asphalt/Fiberglass Shingles**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1900**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:00039 B:00044 L:00000**
Assessed: **\$1,507,600**
Tax: **\$18,830** Tax Year: **2025**
Book: **17556** Page: **260**
Cert: **000000000020828**
Zoning Code: **GB**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Lillian Montalto Signature Properties**  (978) 475-1400
Listing Agent: **Team Lillian Montalto** (978) 475-1400
Team Member(s): **Lillian Montalto**  (978) 815-6300
Sale Office:
Sale Agent:

Listing Agreement Type: **Exclusive right to Lease**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent, Schedule with ShowingTimeor Call 888-627-2775, Accompanied Showings, Appointment Required**

Showing: Facilitator: **Call List Agent, Schedule with ShowingTimeor Call 888-627-2775, Accompanied Showings, Appointment Required**

Special Showing Instructions:

Firm Remarks

Agent must accompany Buyer(s) for all property visits, especially home inspections. All offers submitted shall remain valid for a period of 24 hours. See attached offer instructions. Send all offers to Lillian@andoverhomes.com as ONE pdf, no dotloop links. Seller has the right to accept an offer at anytime.

Market Information

Listing Date: **11/20/2025**

Listing Market Time: MLS# has been on for **0** day(s)

Days on Market: Property has been on the market for a total of **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Expiration Date: **5/26/2026**

Cash Paid for Upgrades:

Original Price: **\$35**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

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