



MLS # 73565700 - Active
Commercial/Industrial - Mixed Use

694 Merrimack Street
Lowell, MA: Downtown, 01854-3915
Middlesex County
Directions: Pawtucket to Merrimack Street

List Price: \$2,250,000

Fantastic opportunity to own a turnkey investment property consisting of nine total units, including two retail storefronts and seven residential units. This versatile property offers multiple income streams with strong potential for continued growth and long term investment. The property is ideal for investors looking to add a well established mixed use asset to their portfolio. Letters of Compliance are on file. Don't miss this opportunity to own a substantial income producing property with both commercial and residential components.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	7	6,000	Land: \$157,100	Lease Type:
Office:	0	0	Bldg: \$551,200	Lease Price Includes:
Retail:	2	2,131	Total: \$708,300	Lease: No Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 3	21E on File: No

Total:

Disclosures: **Seller is a licensed RE agent. Subject to 1031 exchange. Property has audio & visual recording devices. Fully occupied- do not trespass.**

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: 3,485 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.08	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 2	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Frame**
Location: **Downtown**
Parking Features: **Street**
Roof Material: **Rubber**
Site Condition: **Level**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1890**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:137 B:4060 L:694**
Assessed: **\$708,300**
Tax: **\$8,131** Tax Year: **2025**
Book: **15112** Page: **35**
Cert: **000000049531**
Zoning Code: **UMU**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Keller Williams Realty-Merrimack** (978) 692-3280

Listing Agent: **The Espinola Group** (508) 982-6264

Team Member(s): **Kelly Espinola** (508) 982-6264

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent, Schedule with ShowingTime , Accompanied Showings, Appointment Required, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises**

Showing: Buyer's Broker: **Call List Agent, Schedule with ShowingTime , Accompanied Showings, Appointment Required, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises**

Showing: Facilitator: **Call List Agent, Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings, Appointment Required, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises**

Special Showing Instructions: **48 Hour notice required-Group showings. Text L/A 508-982-6264. Property has audio & visual recording**

Firm Remarks

Property has audio & visual recording devices. Fully occupied- do not trespass. Financials upon request. 48 Hour noticed required for all group showings.

Market Information

Listing Date: **8/19/2026**

Days on Market: Property has been on the market for a total of **13** day(s)

Expiration Date:

Original Price: **\$2,250,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **13** day(s)

Office Market Time: Office has listed this property for **13** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

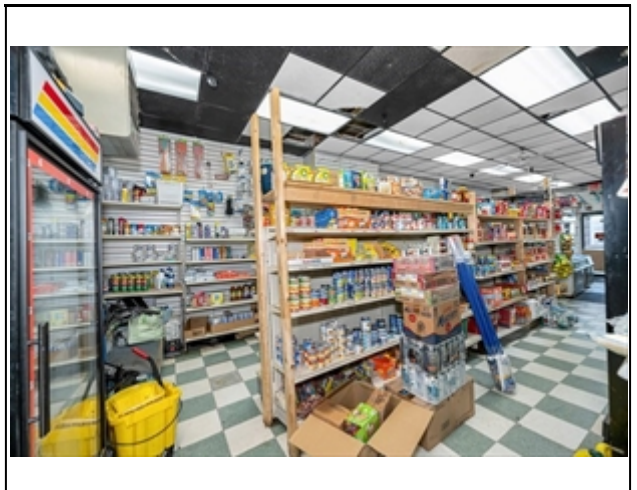
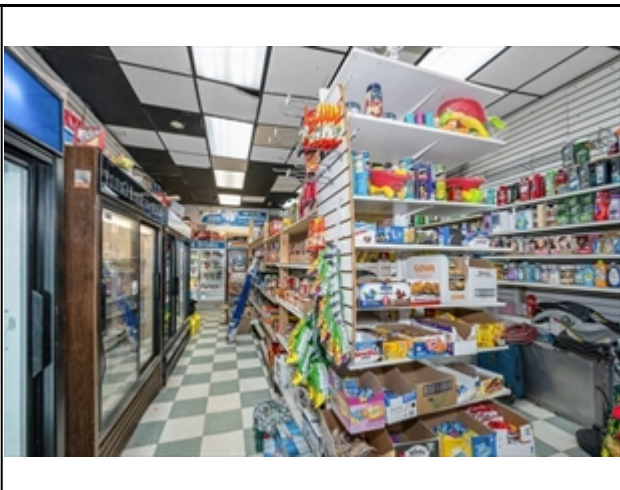
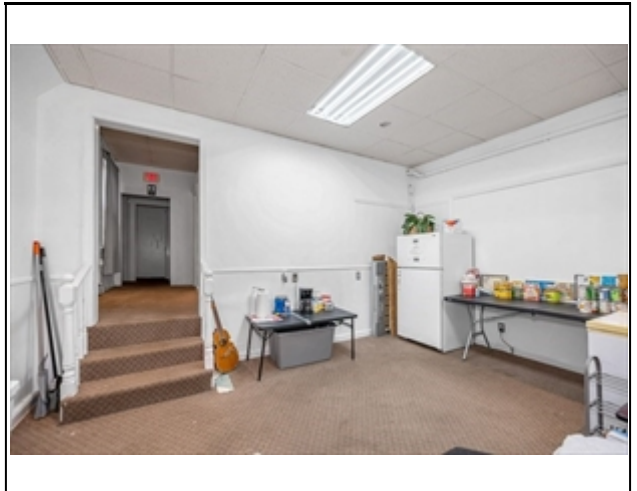
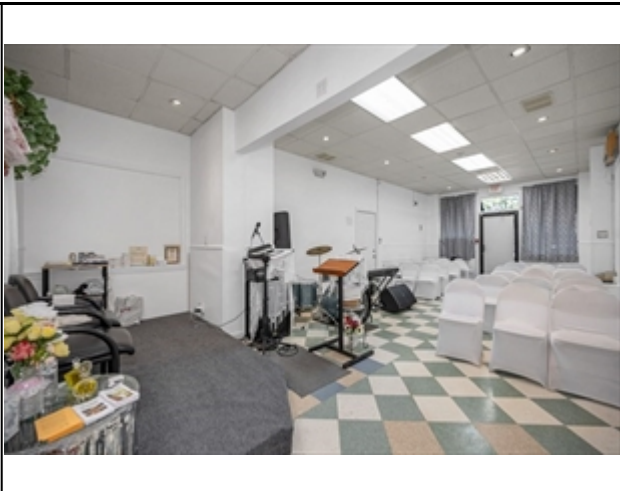
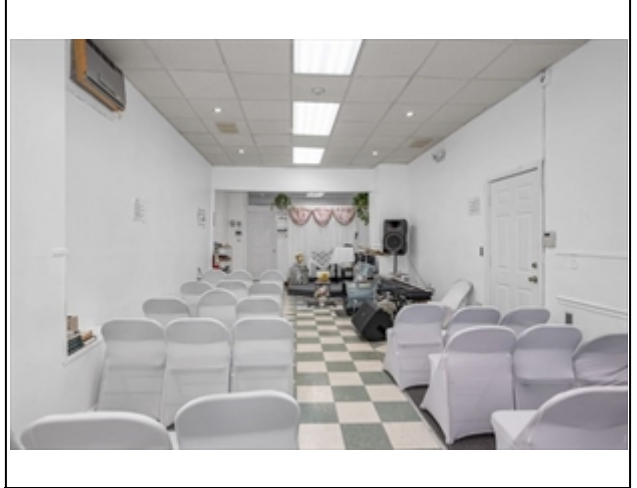
Market History for 694 Merrimack Street, Lowell, MA: Downtown, 01854-3915

MLS #	Date			DOM	DTO	Price
73565700	8/19/2026	Listed for \$2,250,000	The Espinola Group	13		\$2,250,000
Market History for Keller Williams Realty-Merrimack (G95166)				13		
Market History for this property				13		

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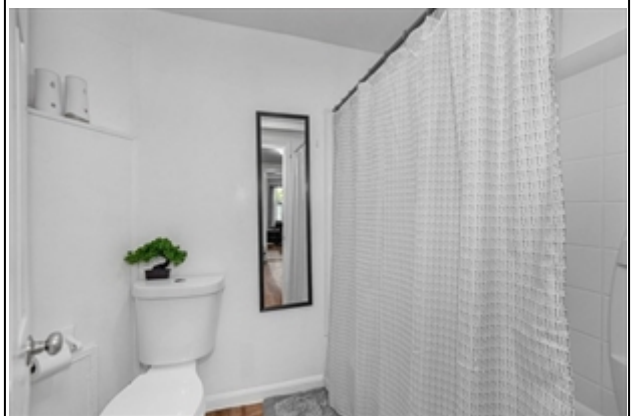
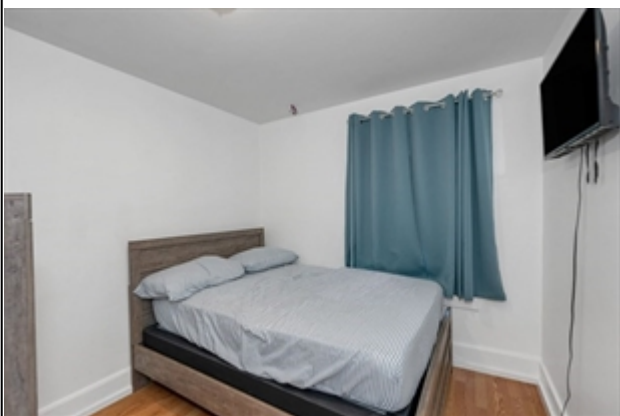
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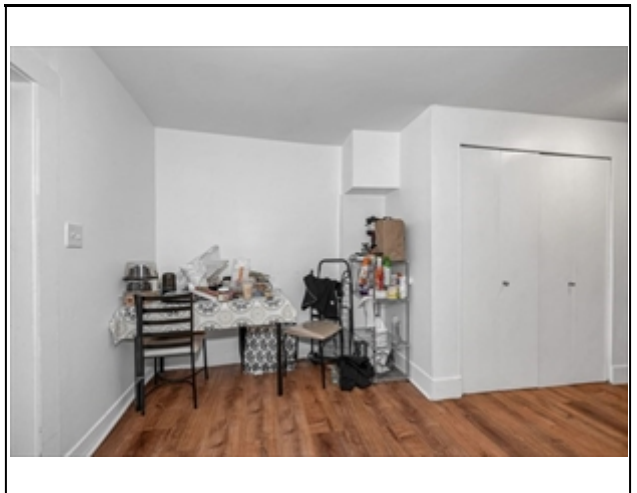
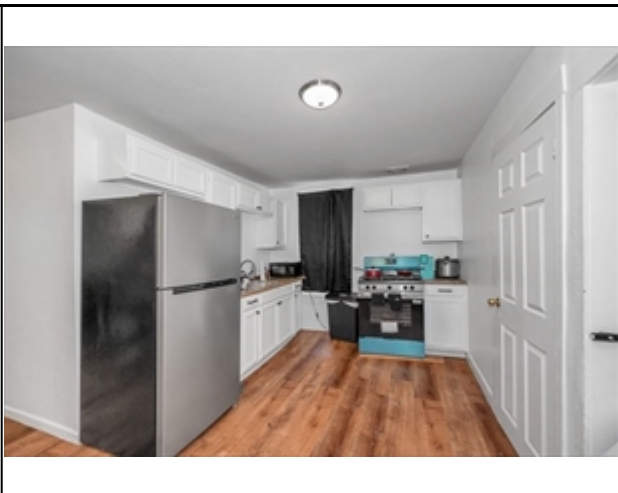
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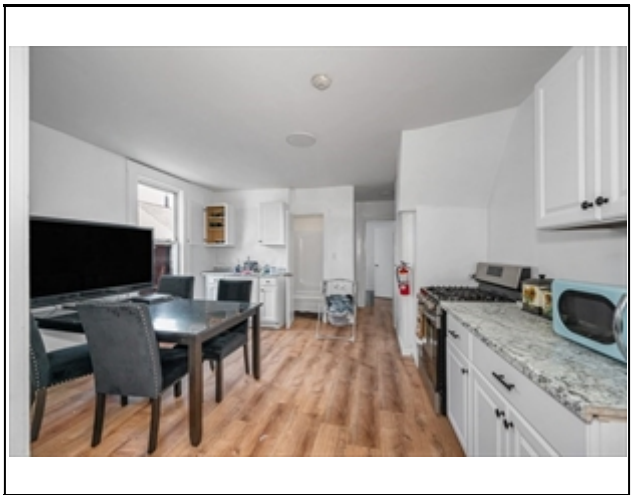
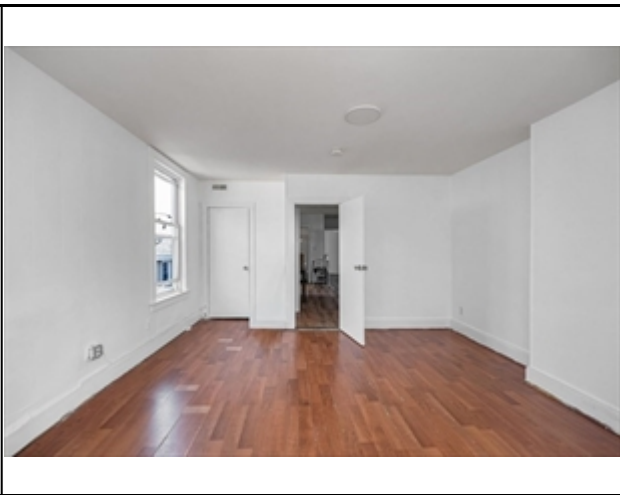
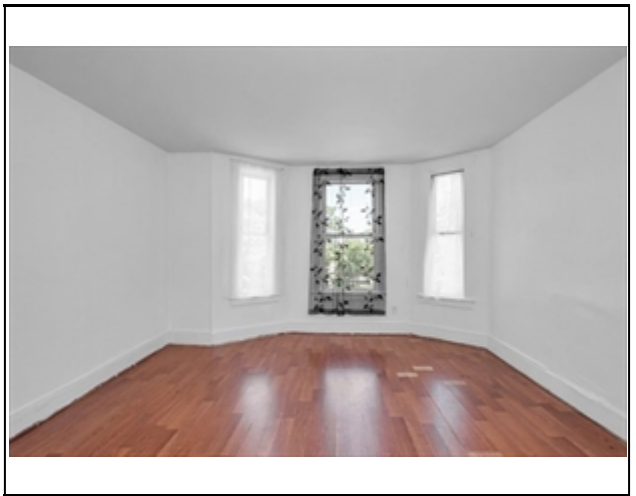


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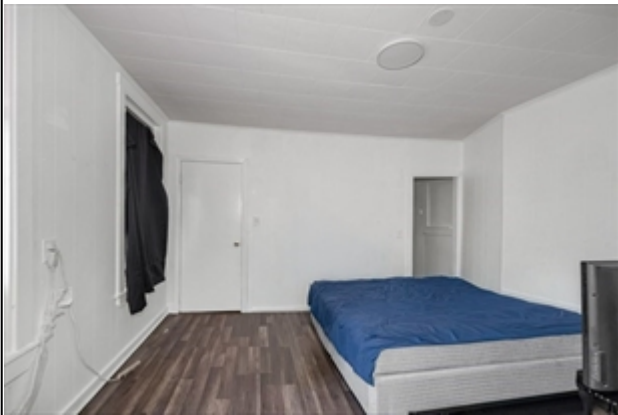
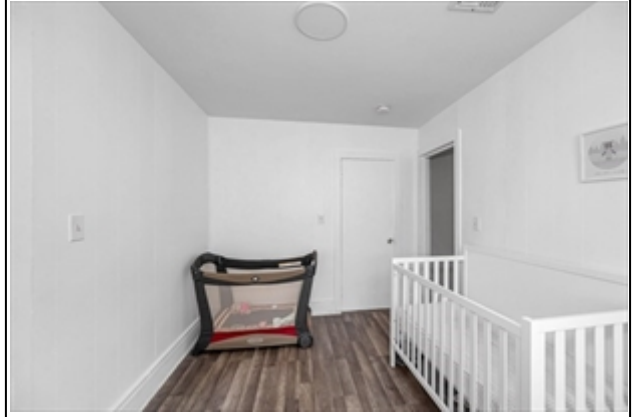
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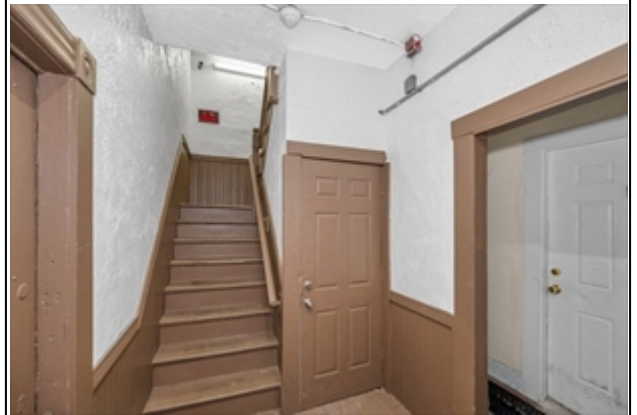
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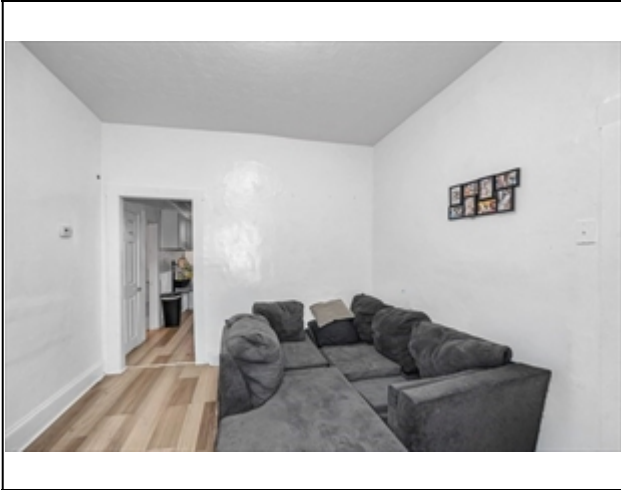


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