

FOR SALE

Church/School/
Special Purpose

7,041 SF

32 Lowell Street
Reading, MA

- Prime Reading Center Site
- Intersection of Routes 28/129
- MA Historic Register



OFFERING MEMORANDUM

32 LOWELL ST
READING, MA 01867

MANSARD



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14 Essex Street, Andover, MA 01810

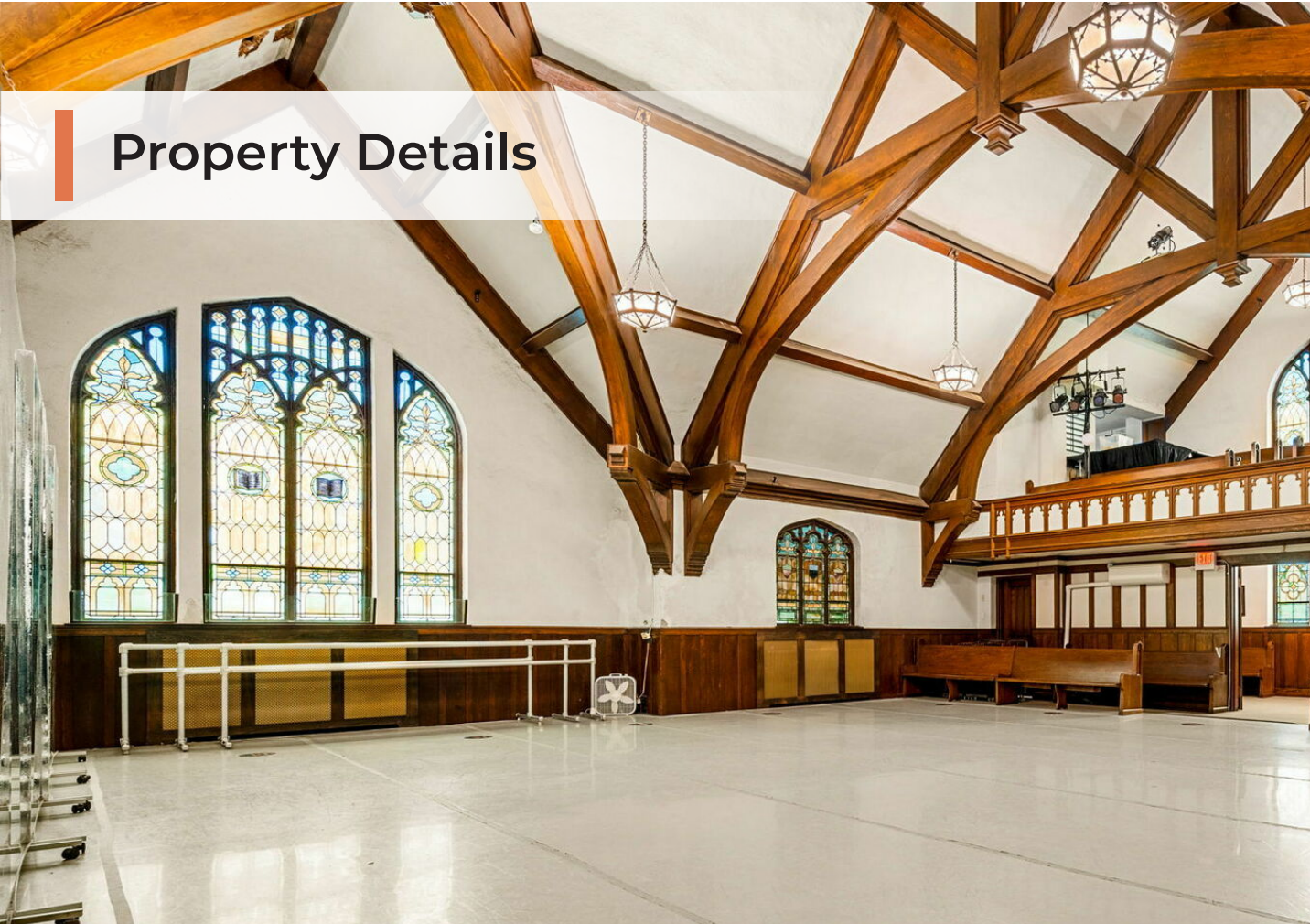
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Property Details



INVESTMENT HIGHLIGHTS

- Historic 7,041 SF building
- Ideal for Special Purpose / Church investor
- Built in 1913 with timeless character
- Zoned S15 for versatile use
- Prime opportunity in Boston MSA area
- Spacious interior with potential for customization
- Well-maintained property with architectural charm
- Ample space for congregation or specialized activities

Sale Price

\$1,495,000

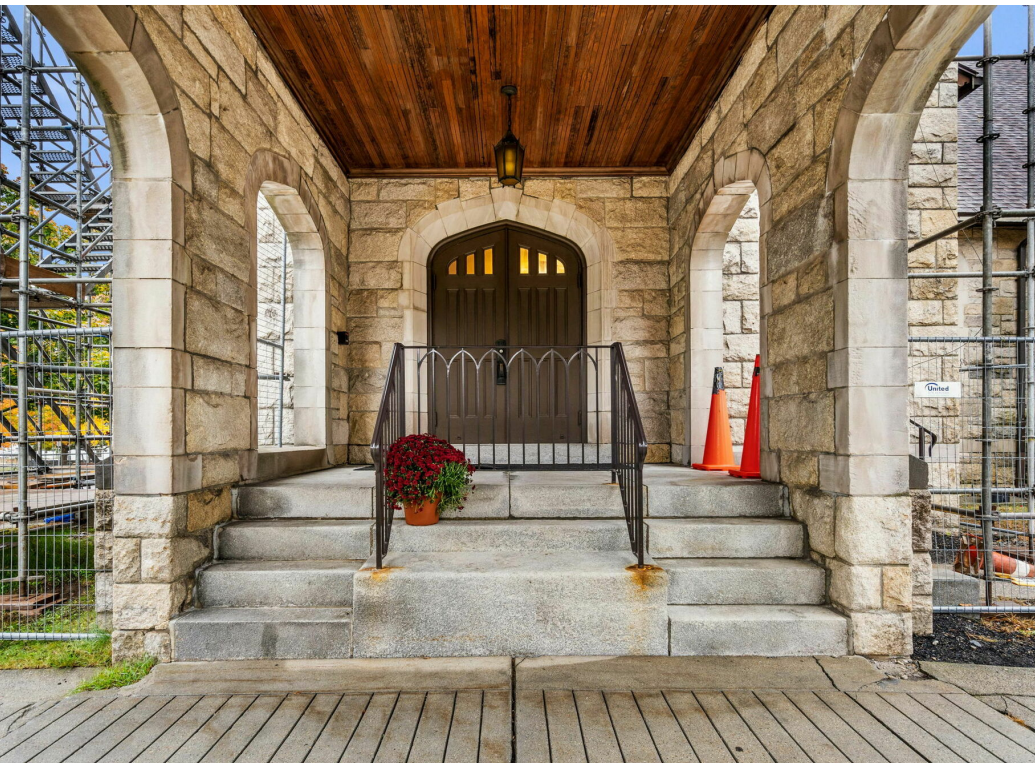
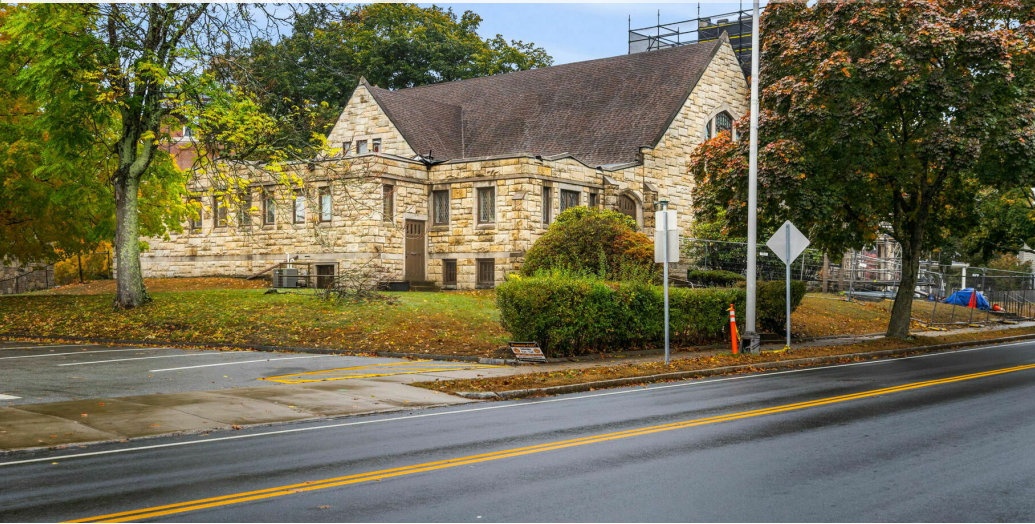
OFFERING SUMMARY

Building Size:	7,041 SF
Lot Size:	21,672 SF
Price / SF:	\$212.33
Year Built:	1917
Zoning:	S15
Market:	Boston MSA
Submarket:	128 North

PROPERTY OVERVIEW

Introducing 32 Lowell St, Reading, MA - an exceptional 7,041 SF building ideally suited for a Special Purpose/School/Church investor or developer. This historic property, built in 1913, offers ample space and is zoned S15, ensuring versatile use. Designed by George H. Sidebottom in 1913, this limestone and granite Late Gothic Revival style church was initially developed by the First Church of Christ, Scientist. Sited on a 21,175 SF lot, the property was recently used as a church and is now a fine arts school. The owner estimates a capacity of 270. The property is listed on the Massachusetts Historic Register. The stone facade needs repair or replacement. The property is being sold in its current condition. The seller seeks occupancy through July 31, 2026.

Exterior Photos



Interior Photos



Amenity Map

32 Lowell St,
Reading, MA 01867

129 Lowell St

129 Lowell St - 20,000 VPD

28

129 Salem St

28

95

95 189,497 VPD

95 156,630 VPD

28

95



Wakefield Train Station



Demographics

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,003	4,656	12,470
Average Age	42	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	388	1,833	4,747
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$181,893	\$187,468	\$197,088
Average House Value	\$740,237	\$793,067	\$823,511

* Demographic data derived from 2020 ACS - US Census



\$188,816

AVERAGE HOUSEHOLD INCOME



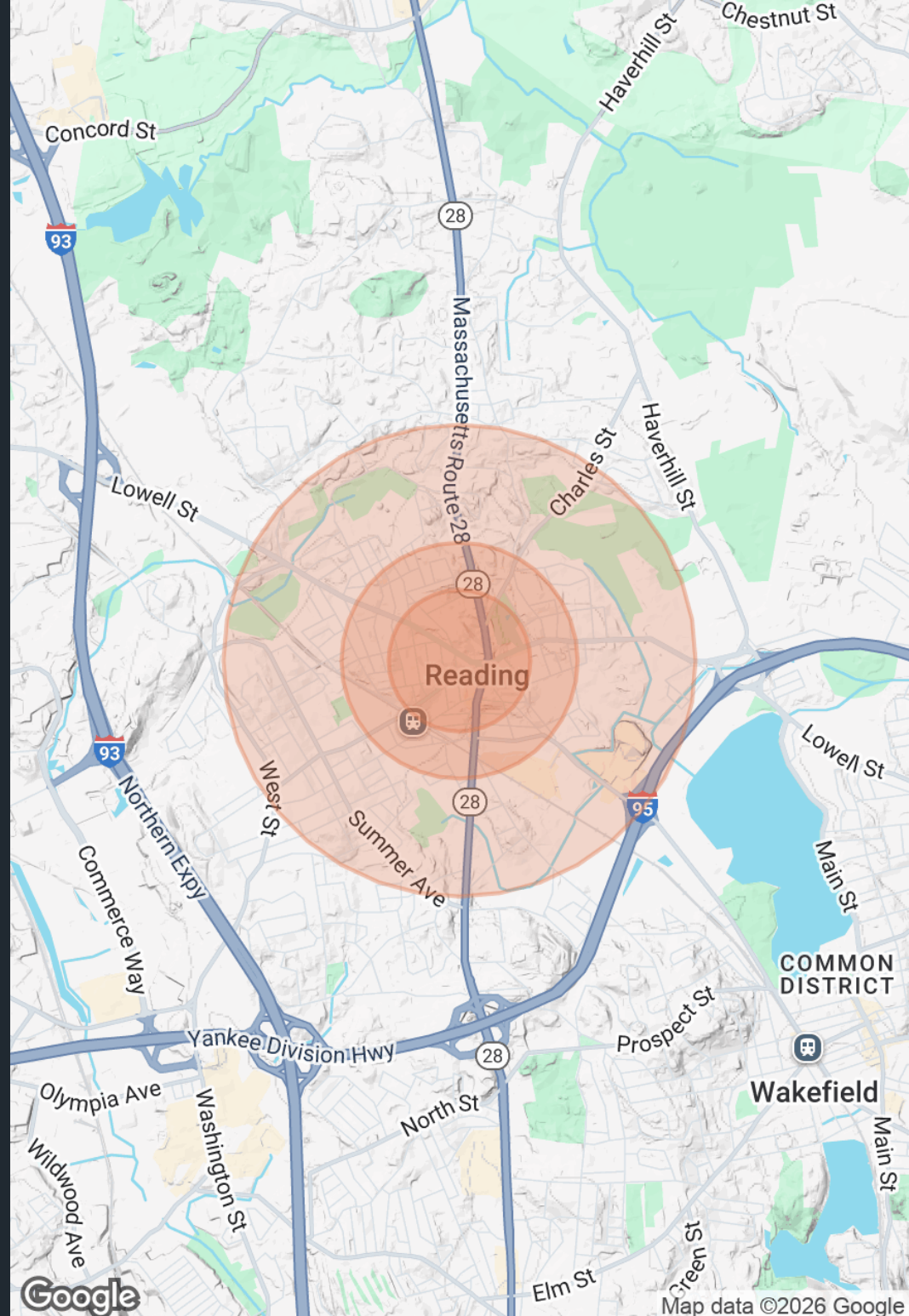
\$823,511

AVERAGE HOUSE VALUE



\$73,582

PER CAPITA INCOME



Map data ©2026 Google

About Boston, MSA

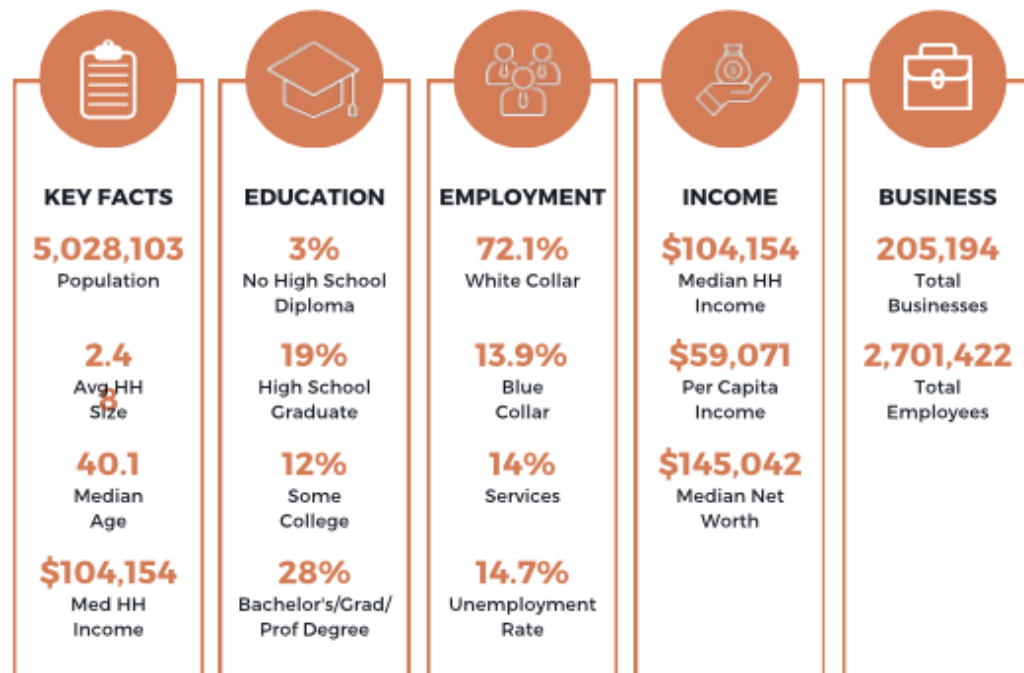


BOSTON MSA

Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff	
<\$15,000	9%	-0.5%	
\$15,000 - \$24,999	6.1%	-1%	
\$25,000 - \$34,999	5.6%	-0.9%	
\$35,000 - \$49,999	8.2%	-0.9%	
\$50,000 - \$74,999	13.5%	-1%	
\$75,000 - \$99,000	11.4%	-0.4%	
\$100,000 - \$149,999	18.5%	+0.9%	
\$150,000 - \$199,999	9.3%	+1.1%	
\$200,000+	14%	+2.7%	

Bars show deviation from Massachusetts

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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:
Sales, Leasing and Valuations

OFFERING MEMORANDUM