

INVESTMENT SALE | 3,882± SF MIXED-USE BLDG

ONE NORTH MAIN STREET | IPSWICH, MA 01938



PROPERTY OVERVIEW

Prominently situated at One North Main Street in the heart of downtown Ipswich, this fully-leased 3,882± SF mixed-use property occupies a truly unique setting within one of the town's most historically significant areas. The property offers a versatile commercial asset occupied by two established commercial tenants with possibility for additional development

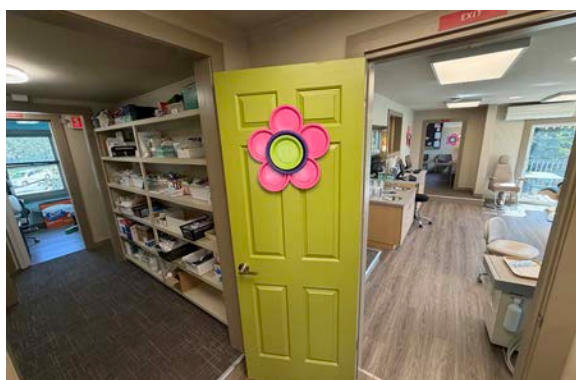
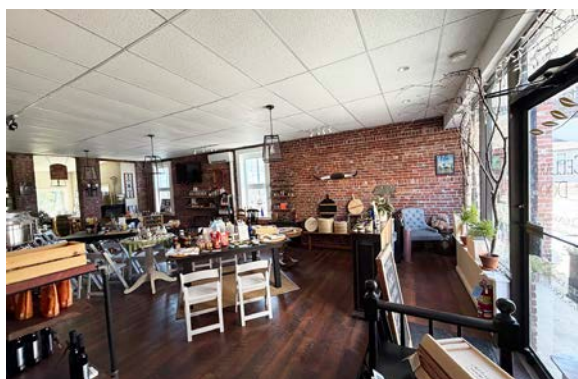
The street-level retail space offers excellent visibility coupled with a warm, distinctive atmosphere highlighted by an expansive, exposed-brick wall, oversized storefront windows that provide abundant natural light, wood-look flooring, track and decorative pendant lighting, and an open layout suited to merchandise displays, customer gatherings, and in-store events.

The second-floor unit presents a bright, modern professional environment with a spacious reception and waiting area, clinical rooms, dedicated storage for supplies, and access to an outdoor deck for employee use overlooking the Ipswich River and surrounding downtown neighborhood. Additional storage is available within the building's unfinished attic and basement areas. Potential may exist for further development of the third floor/ attic.



INVESTMENT SALE - COMMERCIAL BUILDING

PROPERTY PHOTOS



ONE NORTH MAIN STREET, IPSWICH, MA 01938

PROPERTY SPECIFICATIONS

BUILDING TYPE	Commercial/Mixed-Use	LAYOUT	• 1st retail space • 2nd floor dental office • Unfinished attic & basement
BUILDING SIZE	3,882± SF	PARKING	Municipal street parking
LAND AREA	0.10± AC	ZONING	Central Business
YEAR BUILT	1940 (various remodels)	UTILITIES	Municipal water/sewer, electric
STORIES	2.5 stories	SALE PRICE:	Call for details

ABOUT IPSWICH

Located on Massachusetts' North Shore in Essex County, Ipswich combines a well-established commercial center with a distinctive coastal setting and centuries of New England history. The town had an estimated population of 14,131 in 2025 and encompasses approximately 32 square miles, supporting a mix of locally owned businesses, restaurants, professional services, civic institutions, residential neighborhoods, farms, and recreational destinations. Downtown Ipswich is organized around a walkable network of historic streets and architecturally varied buildings, reflecting the community's development from an early center of farming, fishing, shipbuilding, and trade into a regional textile-manufacturing center and present-day coastal community. Ipswich is served by Routes 1A and 133 and an MBTA commuter-rail station on the Newburyport/Rockport Line, providing connections to Boston and other North Shore communities. The town's cultural and natural resources—including the Ipswich River, Crane Beach, the Crane Estate, Appleton Farms, salt marshes, conservation lands, and several recognized historic districts—attract residents and visitors while contributing to commercial activity throughout the year. Together, Ipswich's historic character, transportation access, downtown amenities, and proximity to major North Shore destinations provide a distinctive setting for businesses, property owners, and investors.



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.



Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

MASSACHUSETTS MANDATORY REAL ESTATE 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 REAL ESTATE 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 property. 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 real estate licensee to provide advice, assistance and representation to you as your agent. The real estate 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, zoning, permitted use, 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 or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one: ☐ Non-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

☐ Designated Agency

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 Real Estate Licensee	_____ Printed Name of Real Estate Licensee	_____ License #	☐ Broker ☐ Salesperson	_____ Today's Date
_____ Name Real Estate Brokerage Firm	_____ Brokerage Firm Real Estate 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.

TYPES OF AGENCY REPRESENTATION

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.

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.