



**MLS # 73383837 - New
Commercial/Industrial - Commercial**

**28 Chestnut Street
Andover, MA 01810
Essex County**

List Price: \$4,500

Directions: Main Street to Chestnut Street

Prime Retail Space. 28 Chestnut Street, Andover, MA ; 1,740 SF Downtown Location with On-Site Parking. Unlock the potential of this high-visibility retail space in the heart of downtown Andover. Located at 28 Chestnut Street, this 1,740 square foot first-floor unit offers exceptional frontage and exposure to heavy foot traffic. Formerly used as a salon, the space features existing plumbing infrastructure, ideal for a variety of service-based businesses such as salons, spas, medical or boutique retail. The layout offers flexible configuration options to suit your business needs. On-site parking for customers and staff.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$954,200	Space Available For: For Lease
Office:	0	0	Bldg: \$2,325,600	Lease Type: Gross
Retail:	1	1,740	Total: \$3,279,800	Lease Price Includes:
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0		Sublet: No
			# Buildings: 1	21E on File: No
Total:	1	2,650	# Stories: 2	
			# Units:	

Disclosures: **Agent and affiliates not responsible for any square footage discrepancies**

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:	Assc: Assoc Fee:

Lot Size: 27,760 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.64	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgnd Tank:
Plat Plan:	Parking Spaces: 43	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1989**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$3,279,800**
Tax: **\$83,570** Tax Year: **2024**
Book: **0000** Page: **000**
Cert:
Zoning Code: **GB**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Seller-Offered Buyer's Broker Compensation:
Seller-Offered Facilitator Compensation:
Seller-Offered Compensation Based On:

Office/Agent Information

Listing Office: **Minco Commercial (978) 687-6200 Ext. 227**

Listing Agent: **Laurence Marocco (978) 479-3137**

Team Member(s): **Laurence Marocco (978) 479-3137**

Sale Office:

Sale Agent:

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

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent**

Showing: Buyer's Broker: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions:

Market Information

Listing Date: **6/2/2025**

Listing Market Time: MLS# has been on for **1** day(s)

Days on Market: Property has been on the market for a total of **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

Expiration Date: **9/30/2025**

Cash Paid for Upgrades:

Original Price: **\$4,500**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

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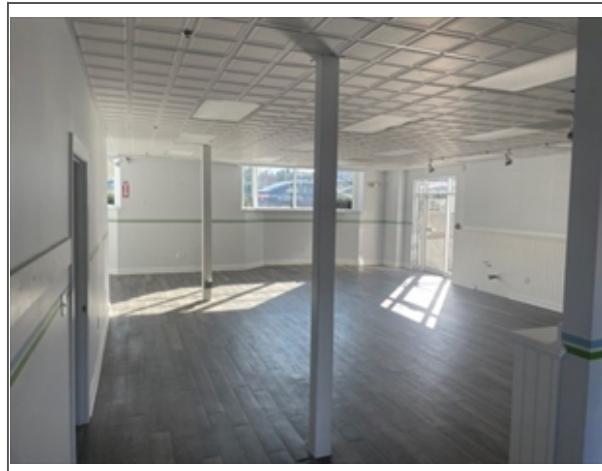
Market History for 28 Chestnut Street, Andover, MA 01810

MLS #	Date			DOM	DTO	Price
73383837	6/2/2025	Listed for \$4,500	Laurence Marocco	1		\$4,500
Market History for Minco Commercial (G47300)					1	
Market History for this property					1	

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