

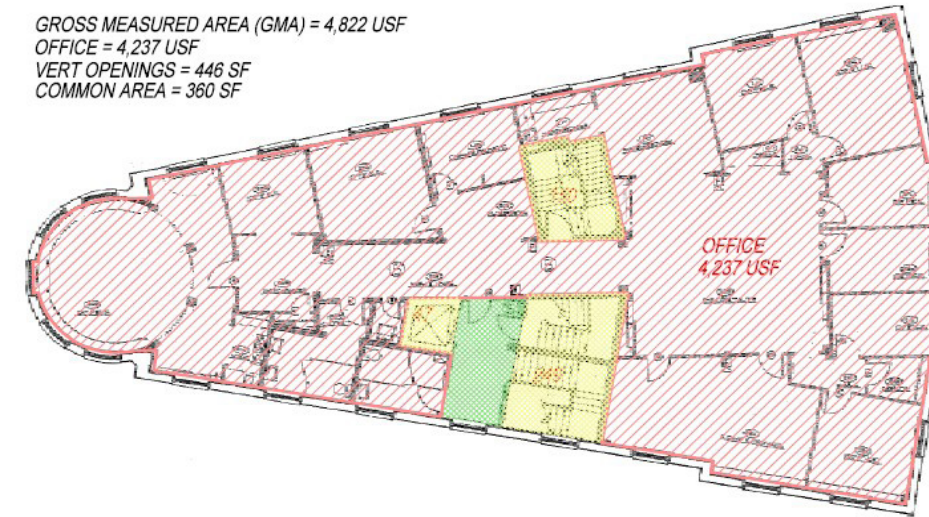


342 North Main St.
Andover, MA

Larry Marocco 978-479-3137



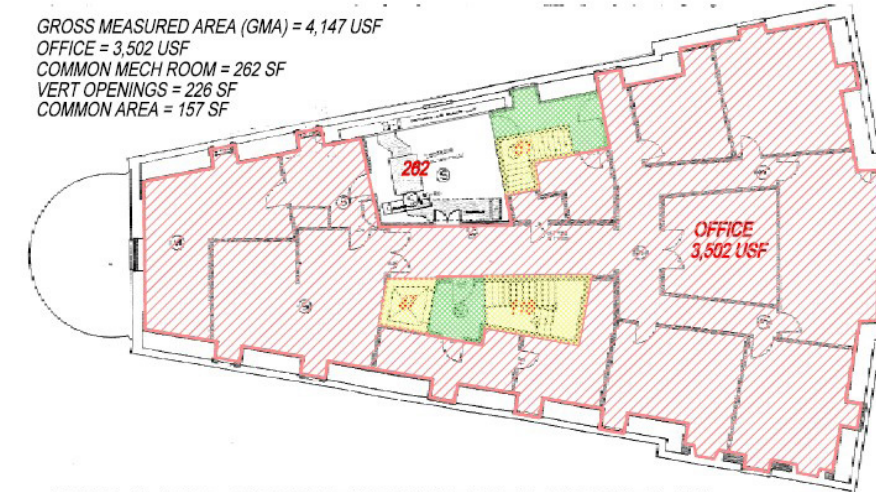
GROSS MEASURED AREA (GMA) = 4,822 USF
 OFFICE = 4,237 USF
 VERT OPENINGS = 446 SF
 COMMON AREA = 360 SF



SECOND FLOOR - 342 NORTH MAIN STREET, ANDOVER, MA

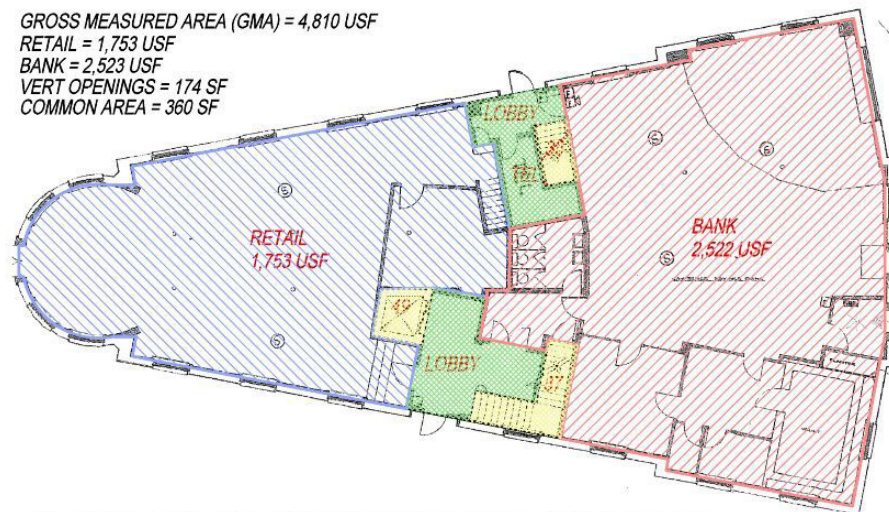


GROSS MEASURED AREA (GMA) = 4,147 USF
 OFFICE = 3,502 USF
 COMMON MECH ROOM = 262 SF
 VERT OPENINGS = 226 SF
 COMMON AREA = 157 SF



THIRD FLOOR - 342 NORTH MAIN STREET, ANDOVER, MA

GROSS MEASURED AREA (GMA) = 4,810 USF
 RETAIL = 1,753 USF
 BANK = 2,523 USF
 VERT OPENINGS = 174 SF
 COMMON AREA = 360 SF



FIRST FLOOR - 342 NORTH MAIN STREET, ANDOVER, MA

Iconic and historical 342 North Main St., often called the Post Office Building, in Shawsheen Square is being offered for sale for the first time in over 25 years. This triangular-shaped brick building was once the home of the local post office and also housed the village market, community hall and rental offices. Most recently, prior to the current occupants, it was the home of Lawrence Savings Bank.

Shawsheen is centrally located minutes from I-495 and I-93 on Rt. 28 in Andover and serves as an ideal location for a number of commercial uses. The building offers 13,500 square feet of space, recently upgraded mechanicals, a covered drive-thru, three floors of space, and ample off-street parking.

If you are looking for a well maintained, flexible and convenient commuter opportunity, this property has it all!

Call me, Larry Marocco at 978-479-3137