

# Property *Overview*

7-17 SCHOOL STREET  
MERRIMAC, MA 01860

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Prepared By  
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# 7-17 School Street, Merrimac, MA

**MIXED USE PROPERTY | EXCLUSIVELY OFFERED FOR \$850,000**

Fully rented (Long term tenants at will) in both the commercial and residential tenants. This mixed use property is in the busy village center of Merrimac Massachusetts. There are three residential apartments. Merrimac has long had a strong demand for rentals. Additionally there are three street level commercial spaces. Each unit is separately metered for utilities. This mixed use building is located 1 mile to the Highway 495, with access to points North and South. Parking is along the street and in an adjacent lot. Merrimac (Pentucket School District) recently built a new state of the art High School. Zoned VC, the property has the fewest restrictions regarding potential usages. Financials provided upon request.

6  
Units

\$5,289  
Taxes/Yr.

5,459  
Square Feet

# Top Public Schools Serving Merrimac

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- A- Whittier Regional Vocational Technical High School
  - A- The Birches Academy of Academics & Art
  - B+ River Valley Charter School
  - B+ Pentucket Regional Middle School
  - B+ Pentucket Regional Senior High School
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## MERRIMAC DEMOGRAPHICS

### Population Size

Merrimac has a population of approximately 6,000 residents.

### Age Distribution

The median age is around 40 years, with a balanced mix of age groups.

### Household Composition

The average household size is about 2.5 people.

### Income Levels

The median household income is approximately \$80,000.

### Education

A significant percentage of residents hold a bachelor's degree or higher. Pentucket Regional Highschool is a new state-of-the-art facility.

### Employment Sectors

Key employment sectors include education, healthcare, and retail.

# 7-17 School Street Merrimac, MA



## LOTS TO LOVE NEARBY

### Ideal Regional Location

Nestled in the Merrimack Valley with convenient routes to Boston, seacoast, and the White Mountains.

### Convenient to Boston

Approximately 45 minutes to downtown Boston via I-495/I-93 for work, dining, and cultural attractions.

### Close to the Seacoast

Just 10–20 minutes to North Shore beaches and the waterfront shops and restaurants of Newburyport.

### Gateway to the Mountains

Easy access to hiking and skiing in the southern New Hampshire hills and the scenic White Mountains.

LOCAL EXPERTISE. GLOBAL REACH.



## David Luoma

Licensed in both Mass and NH, David is an expert in the Greater Newburyport/North Shore/Merrimack Valley area and brings a wealth of knowledge to each transaction for his clients. David holds a Bachelors degree in Marketing. Throughout his career he learned the importance of follow through and great communication. He strives to exceed the expectations of buyers and sellers with exceptional service. Combined with his strong negotiation skills and his genuine desire to see your property goals come true. David resides in Merrimac MA with his wife after spending many years in Andover raising their three daughters. He is a Boston sports fan and "amateur" gardener.



SCAN QR CODE  
TO LEARN MORE

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