

FOR SALE: INVESTMENT OPPORTUNITY

33,367 SF | 73% Leased | Office Building

1 Blackburn Drive • Gloucester, MA • 01930



PROPERTY FACTS

Sale Type:	Investment	Floor Size:	16,683 SF
Property Type:	Office	Slab To Slab:	12'
Property Subtype:	Medical	Building FAR:	0.38
Building Size :	33,367 SF	Lot Size:	2.03 AC
Building Class:	B	Zoning:	IR3 - BP (Business Park) zoning, is designed to accommodate a mix of business uses, including offices, research and development, light manufacturing.
Year Built:	1988	Parking:	75 Spaces (2.25 Spaces per 1,000 SF Leased)
% Leased:	73%		
Tenancy:	Multiple		
Building Height:	2 Stories		

EXECUTIVE SUMMARY

Introducing the Cape Ann Medical Building located at One Blackburn Drive, Gloucester, MA 01930. This versatile property offers a range of office options including Executive, Medical, and Traditional offices, making it ideal for a variety of businesses. Boasting 96 parking spaces and a prime location, this property is a rare find. Situated in a bustling area of Gloucester, the Cape Ann Medical Building benefits from a steadily growing population with a median household income of \$74.2k. The property's proximity to major employment categories such as Management, Education, Healthcare, and Retail makes it a strategic business location. With a promising growth rate in demographics and employment, investing in this property presents an opportunity for future success.

Don't miss out on the chance to own a part of this thriving community. Take advantage of this property's potential and envision your business thriving at the Cape Ann Medical Building.

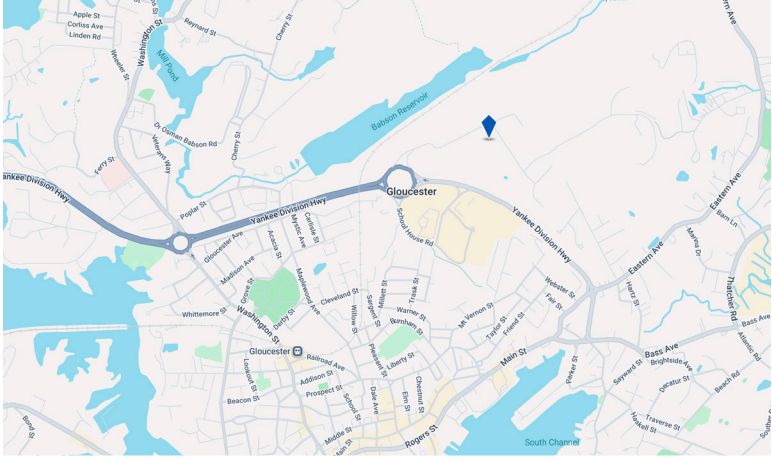


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