



### PROPERTY DESCRIPTION

Great opportunity to own or lease a highly visible, upgraded first-floor commercial storefront condo on Prescott Street in Lowell. This condominium unit, part of the historic Clafin Block, features hardwood floors, upgraded lighting, large storefronts, two separate sections for potential businesses or galleries, a kitchen set up and bathrooms. The property is for sale, with an option to lease. As there are limited small to moderate-sized retail and office condominiums in downtown Lowell, 58 Prescott Street represents a chance to build equity and stability in an attractive and affordable space of your own.

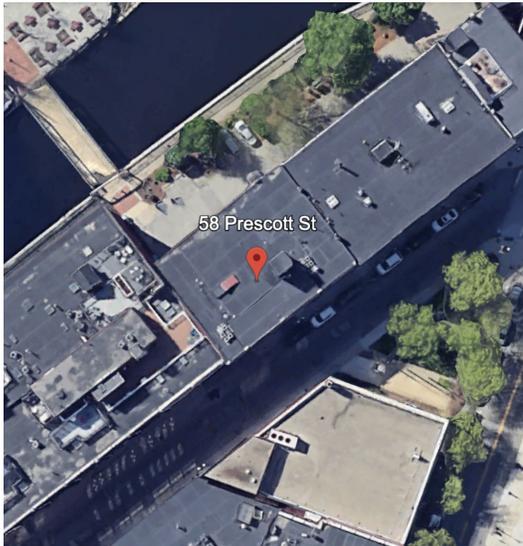
### PROPERTY HIGHLIGHTS

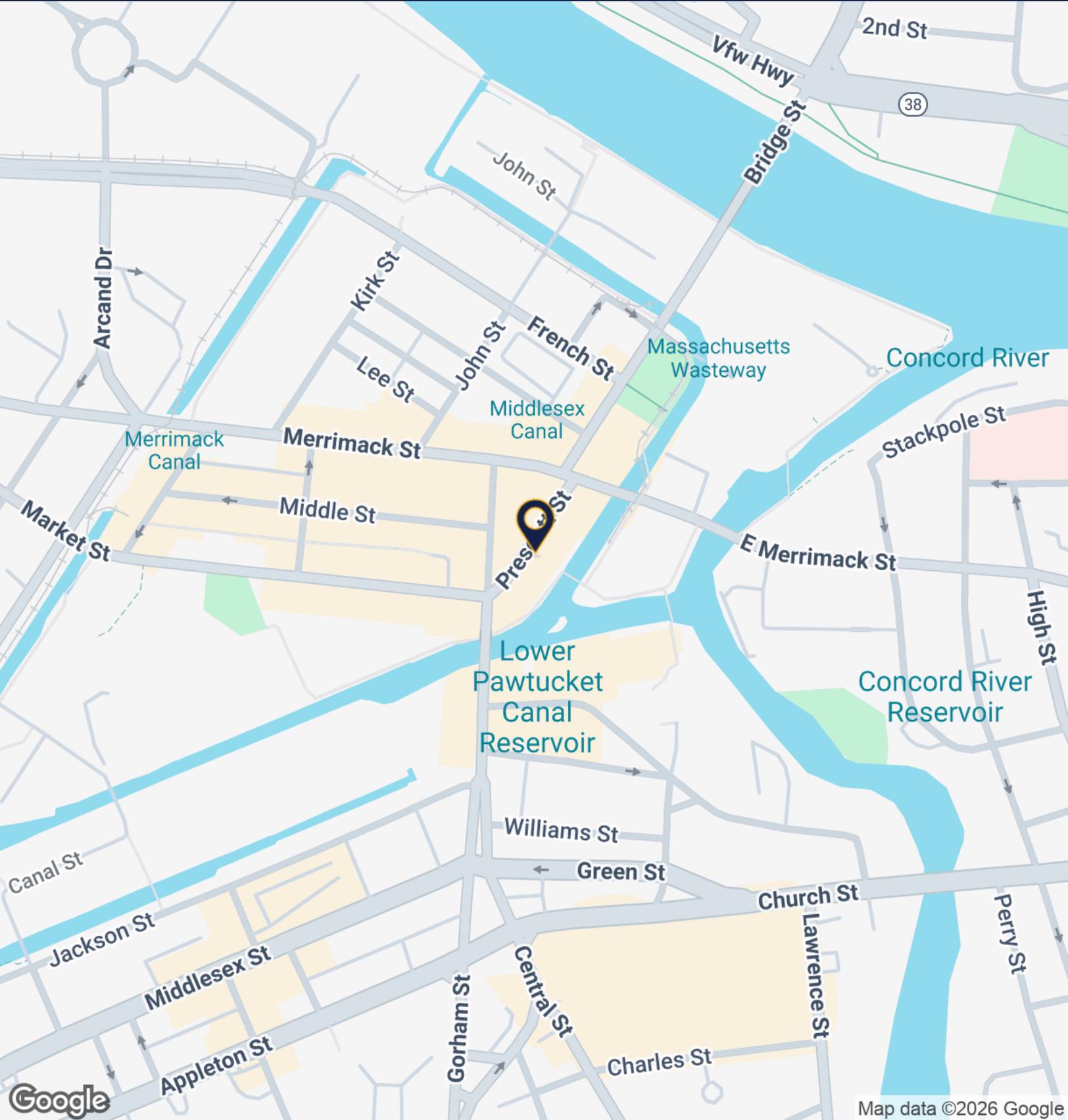
- Part of the historic Clafin Block in Downtown Lowell
- Two separate sections ideal for retail, gallery, or office use
- Includes kitchen setup and bathrooms for flexible operation
- For sale with lease option available for qualified tenants
- Rare opportunity to own an affordable commercial condo in a prime downtown location
- Surrounded by restaurants, shops, offices, and cultural attractions

### OFFERING SUMMARY

Sale Price:	\$275,000
Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	1,368 SF
Building Size:	1,368 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,388	5,484	15,957
Total Population	2,880	12,369	43,564
Average HH Income	\$66,445	\$73,563	\$78,080





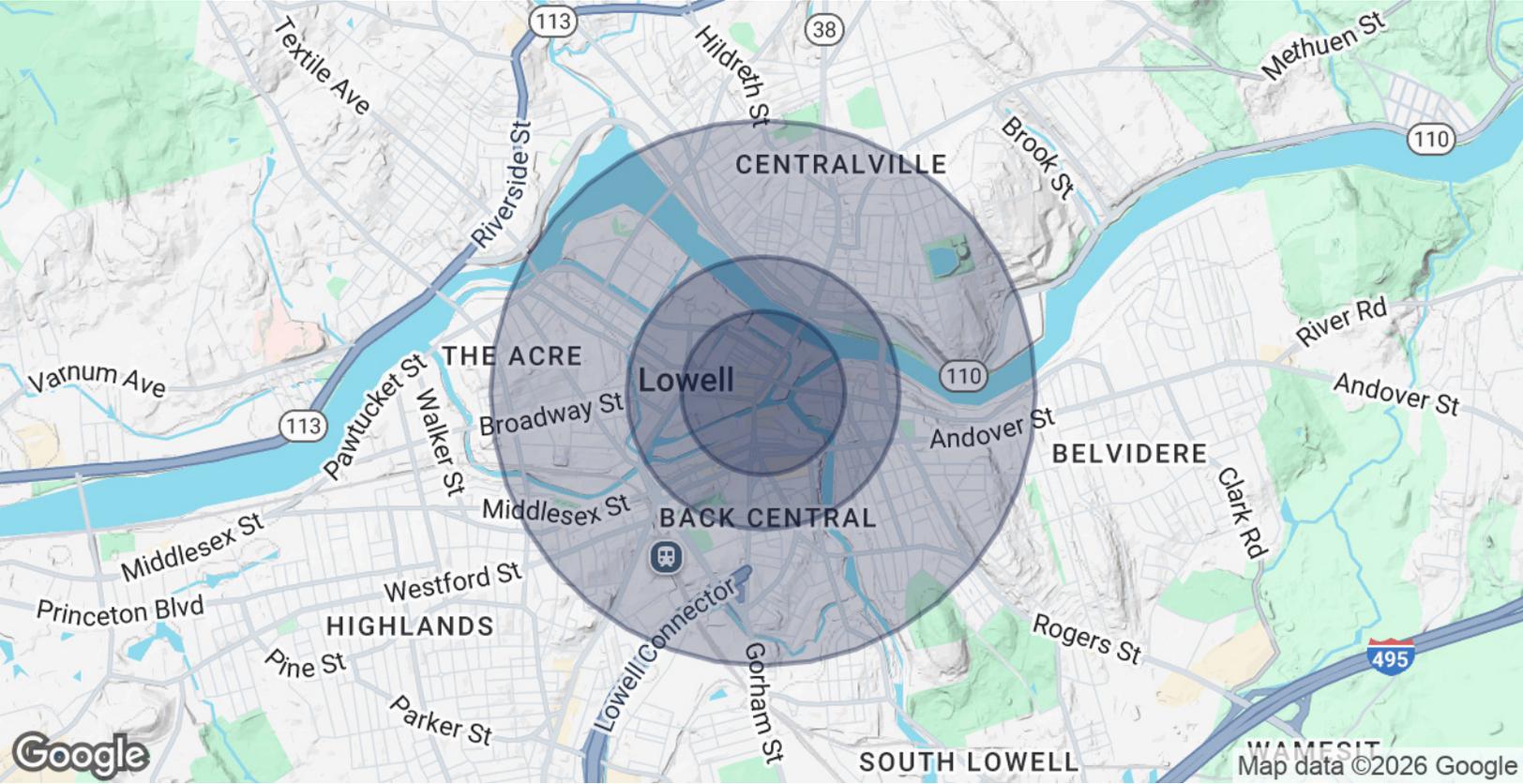
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LOWELL, MA 01852



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,880	12,369	43,564
Average Age	39	39	37
Average Age (Male)	39	38	36
Average Age (Female)	40	40	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,388	5,484	15,957
# of Persons per HH	2.1	2.3	2.7
Average HH Income	\$66,445	\$73,563	\$78,080
Average House Value	\$306,105	\$355,163	\$380,264

Demographics data derived from AlphaMap