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## 532 Lowell Street, Peabody, MA 01960

is a multi-tenant building that has spectacular visibility from Lowell Street, US-Route 1, & US-95. The nearly 12,000 square foot, assessment value, and a certified development plot plan of 19,890 sq ft, lot is improved with a 5,070 square foot 3 story building. Its location and access is second to none! Vehicle entrance is facilitated with a traffic light at this property, which regulates the traffic from Bourbon Street and Lowell St.

Currently leased to 3 tenants, with ample parking, the zoning is BR “regional business” which allows many uses by right, this zone is one of the most liberal in Peabody. The location of the building and shape of the lot lends itself to a possible drive-through.

**Location:** Situated at 532 Lowell Street, the building enjoys high visibility from Lowell Street, US-Route 1, and US-95. This strategic location offers great exposure for businesses operating within the building.

**Lot Size and Building:** The property occupies a nearly 12,000 square foot lot and features a 5,070 square foot, 3-story building. This ample space provides opportunities for various business operations and tenants.

**Access and Traffic Regulation:** Vehicle entrance to the property is facilitated by a traffic light, which helps regulate traffic flow from Bourbon Street and Lowell Street. This controlled access enhances convenience and safety for tenants and customers.

**Current Tenants:** The building is currently leased to three tenants, indicating a stable income stream for the property owner.

**Parking:** Ample parking is available on-site, ensuring convenience for tenants and customers.

**Zoning:** The property is zoned as BR (regional business), offering flexibility for various commercial uses. This zoning classification is one of the most liberal in Peabody, providing opportunities for different types of businesses to operate within the property.

**Potential for Drive-Through:** The location of the building and the shape of the lot suggest potential opportunities for a drive-through setup, further enhancing the property's appeal for businesses such as restaurants or coffee shops.

*Overall, 532 Lowell Street appears to be an attractive investment opportunity with its prime location, generous lot size, diverse zoning options, and potential for various business uses, including the possibility of incorporating a drive-through feature.*

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