



MLS # 73490197 - Active
Commercial/Industrial - Commercial Condo

218 Boston Street - Unit multiple
Topsfield, MA 01983
Essex County

List Price: **\$299,000**

Directions: **Route 1 (Boston Street) near the Fairgrounds**

Rare opportunity to acquire four office condominiums offered as a package in a well-maintained 20-unit professional building on busy Route 1 near the Topsfield Fairgrounds. Three units are currently occupied by TAW businesses, providing immediate income, while one vacant unit offers flexibility for an owner-user or additional rental potential. Each unit features central AC, a private half bath, with two units also offering kitchenettes, and all utilities are separately metered. The property benefits from a recently paved parking lot with ample on-site parking for tenants and clients. Unique value-add potential: three adjacent units can be combined to create a larger 1,950+ SF contiguous space. Ideal for investors or business owners seeking visibility, income, and future flexibility in a high-traffic location. Cannot be used for retail or residential.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$0	Lease Type:
Office:	4	2,516	Bldg: \$0	Lease Price Includes:
Retail:	0	0	Total: \$344,500	Lease: No Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 2	21E on File: No

Total:
Disclosures: **Being sold with current tenants in place. Condo fee is \$300/Unit. Cannot be used for retail or residential space. See condo docs for more restrictions.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 45,738 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1.05	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 8	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Construction: **Frame**
Location: **Suburban**
Parking Features: **Open, 21+ Spaces, Paved Driveway**
Utilities: **Public Water, Private Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1987**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$344,500**
Tax: **\$5,394.87** Tax Year: **2026**
Book: **0** Page: **0**
Cert:
Zoning Code: **BH**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Aluxety** (800) 806-3212
Listing Agent: **Jim Armstrong** (978) 394-6736
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
Special Showing Instructions: **Call/text Jim Armstrong @ 978-394-6736**

Firm Remarks

Being sold with current tenants in place. More info/financials is attached to the MLS listing. Cannot be used for retail or residential. See condo docs for more restrictions.

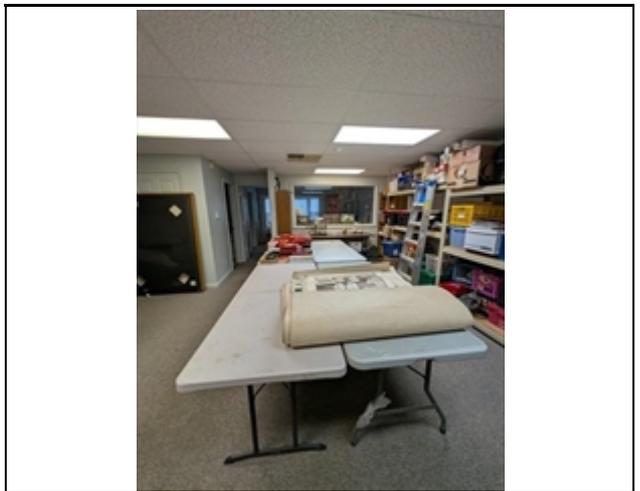
Market Information

Listing Date: **3/23/2026**
Days on Market: Property has been on the market for a total of **4** day(s)
Expiration Date:
Original Price: **\$299,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **4** day(s)
Office Market Time: Office has listed this property for **4** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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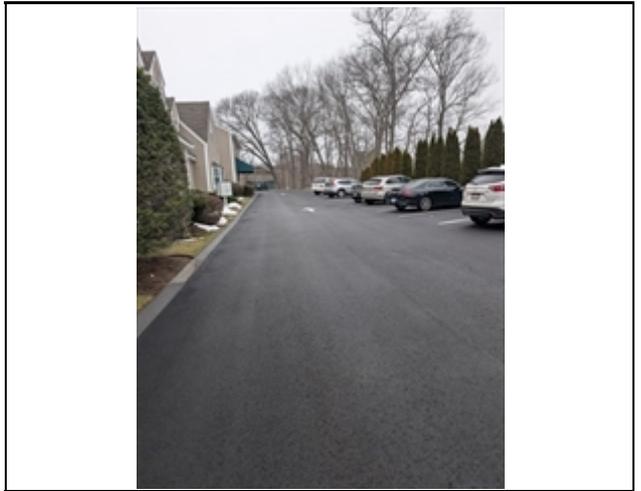
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