

Mixed-use Investment Opportunity

| 22-26 SCHOOL STREET | MERRIMAC, MA

Exclusively Listed by

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Each Office is Independently Owned and Operated

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01

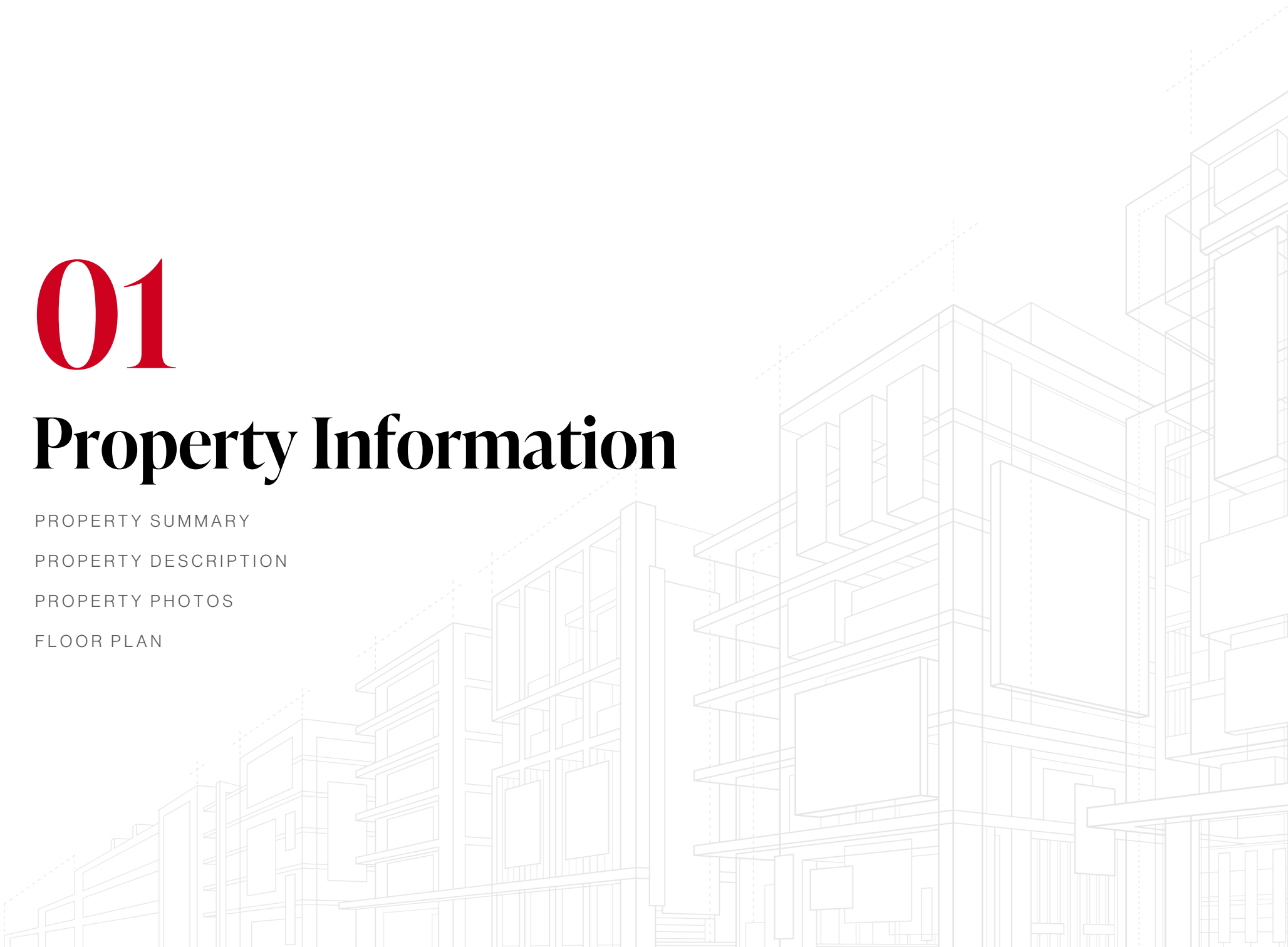
Property Information

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS

FLOOR PLAN





PROPERTY SUMMARY

Address:	22-26 School Street Merrimac, MA 01860
Purchase Price:	\$1,925,000
Building Size:	5,362
Lot Size:	1.16 Acres
Year Built:	1855
Zoning:	VC

PROPERTY OVERVIEW

- * 1.164± acre Village Center-zoned mixed-use investment property.
- * Two income-producing buildings totaling 5,362± SF.
- * 2,800 SF professional office building (built in 2013), leased to an established dental practice.
- * 2,562 SF two-family residential building with two rental apartments.
- * Diversified commercial and residential income provides stable cash flow.
- * Potential upside through rental growth and future redevelopment opportunities.
- * Minutes from I-495 and Route 110 with convenient access to Newburyport, Amesbury, Haverhill, and Southern New Hampshire.
- * Ideal for investors, 1031 exchange buyers, family offices, or owner-users seeking supplemental rental income.

LOCATION OVERVIEW

Strategically located in Merrimac's Village Center, the property offers excellent access to Route 110 and Interstate 495, providing connectivity to Newburyport, Amesbury, Haverhill, and Southern New Hampshire. The surrounding area features a strong mix of residential neighborhoods, professional offices, and local businesses, supporting long-term commercial and residential demand. Its prime location and Village Center zoning enhance the property's investment appeal and future redevelopment potential.



PROPERTY DESCRIPTION

Mixed-use investment opportunity in the heart of Merrimac.

This 1.164± acre Village Center-zoned property consists of two separate buildings: a 2,800 SF professional office building, constructed in 2013 and leased to an established dental practice, and a 2,562 SF two-family residence with two income-producing apartments.

Diversified income from commercial and residential tenants provides stable cash flow, with upside potential from rental growth. Well-located minutes from I-495 and Route 110 with convenient access to Newburyport, Amesbury, Haverhill, and Southern NH.

Ideal for investors, 1031 exchange buyers, family offices, or owner-users seeking supplemental rental income. Financial information available upon execution of a Confidentiality Agreement.

Prospective buyers are encouraged to perform due diligence in all aspects of a contemplated acquisition. Redevelopment possibilities exist as well.

Property Photos



Property Photos



Property Photos



Property Photos



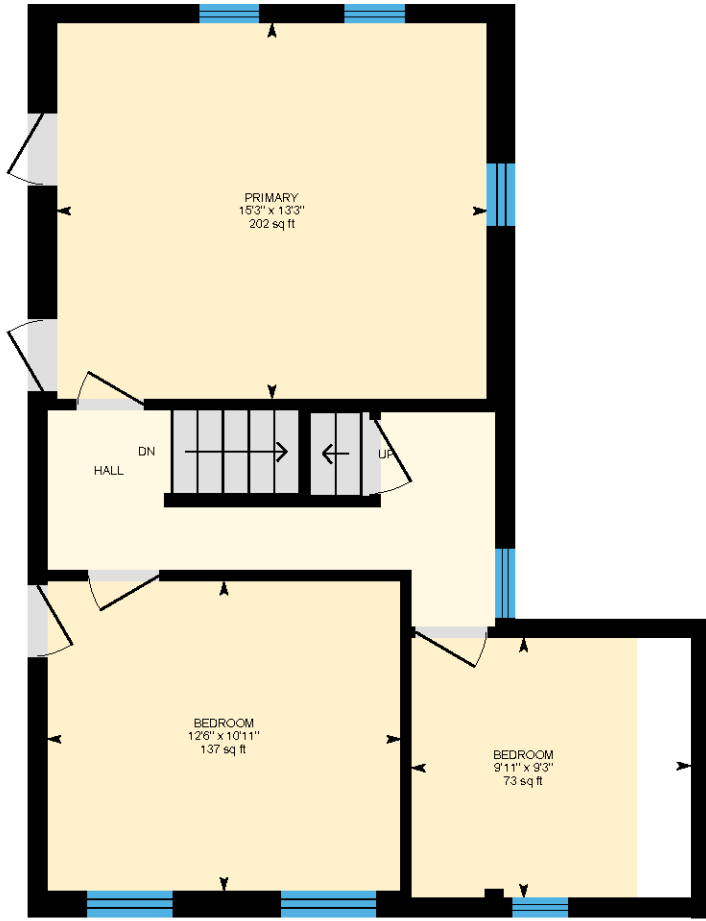
Property Photos



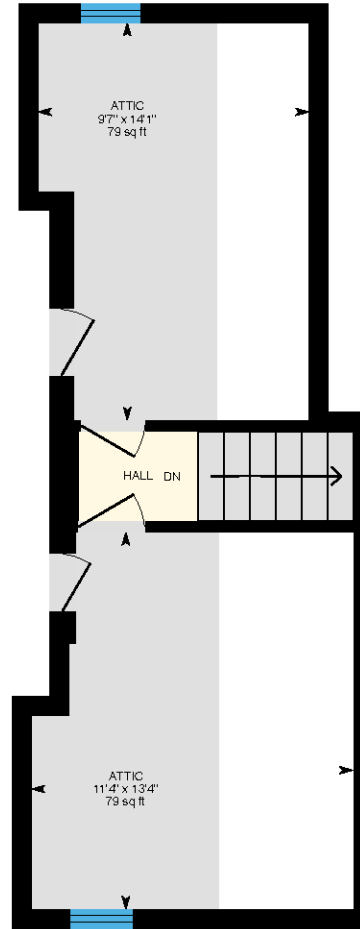
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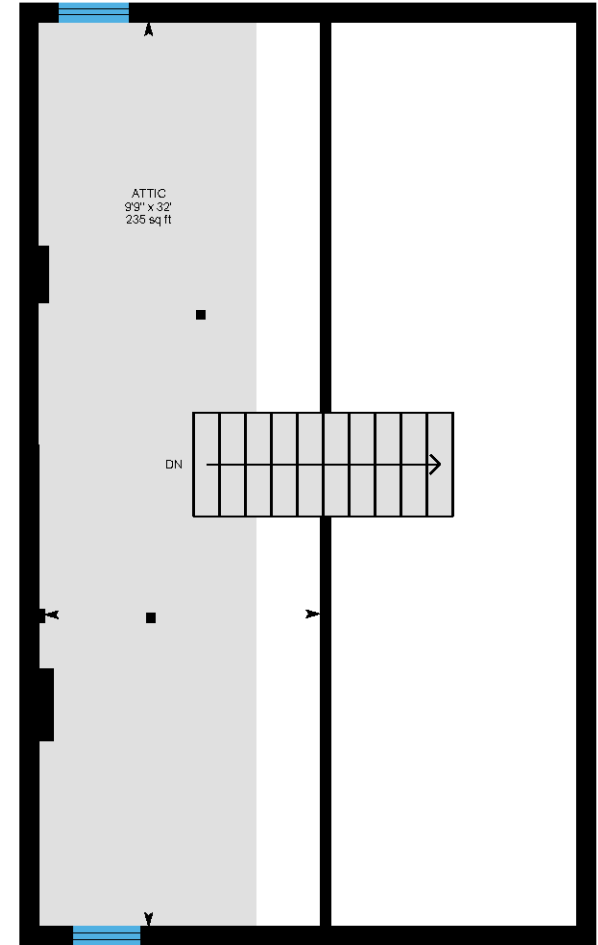
Main Building: Total Finished Area 3603.84 sq ft



2nd Floor 22
Finished Area 588.28 sq ft



3rd Floor 24
Finished Area 231.19 sq ft



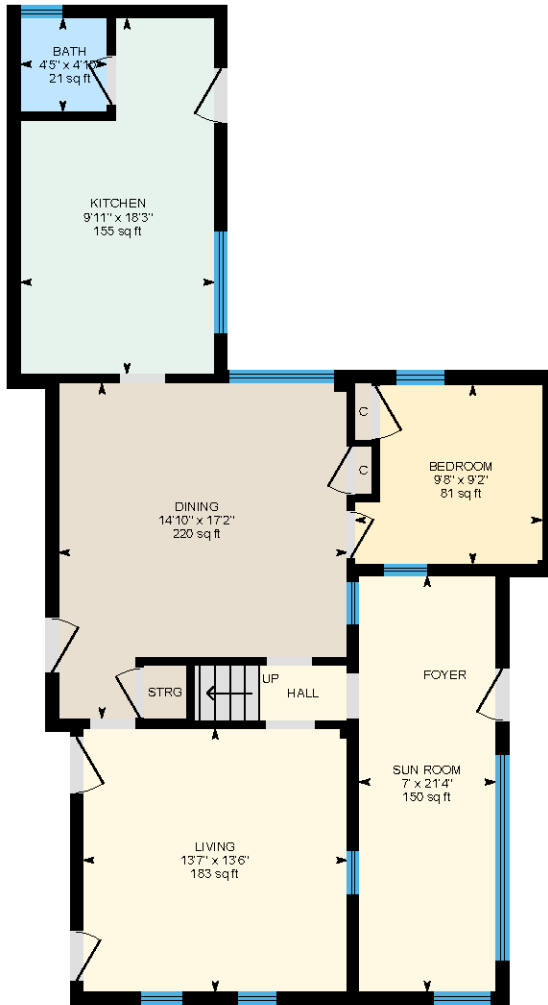
3rd Floor 22
Finished Area 301.36 sq ft



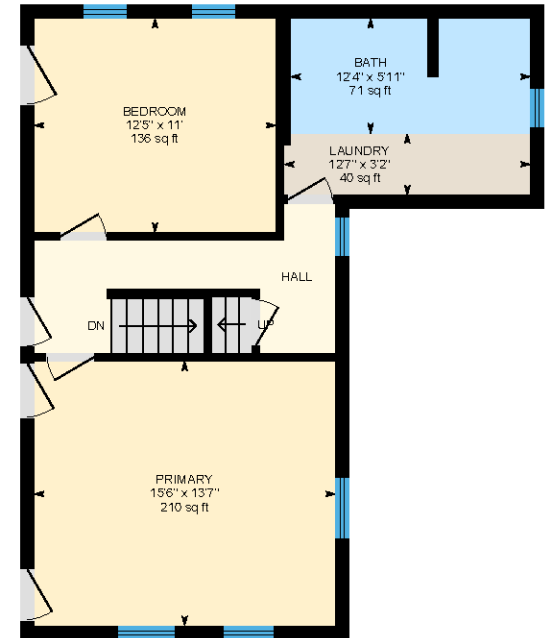
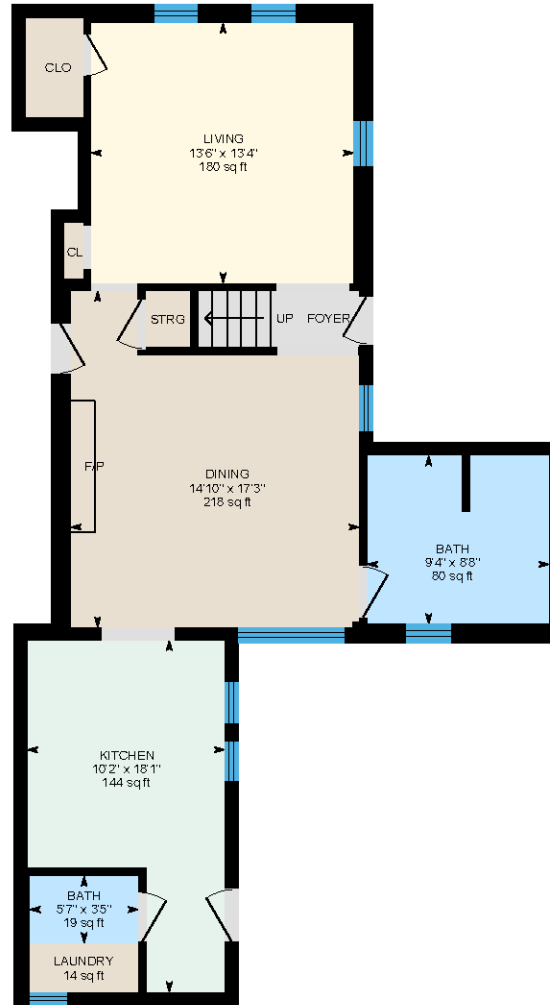
0 3 6
ft

PREPARED: 2026/07/11

Main Building: Total Finished Area 3603.84 sq ft

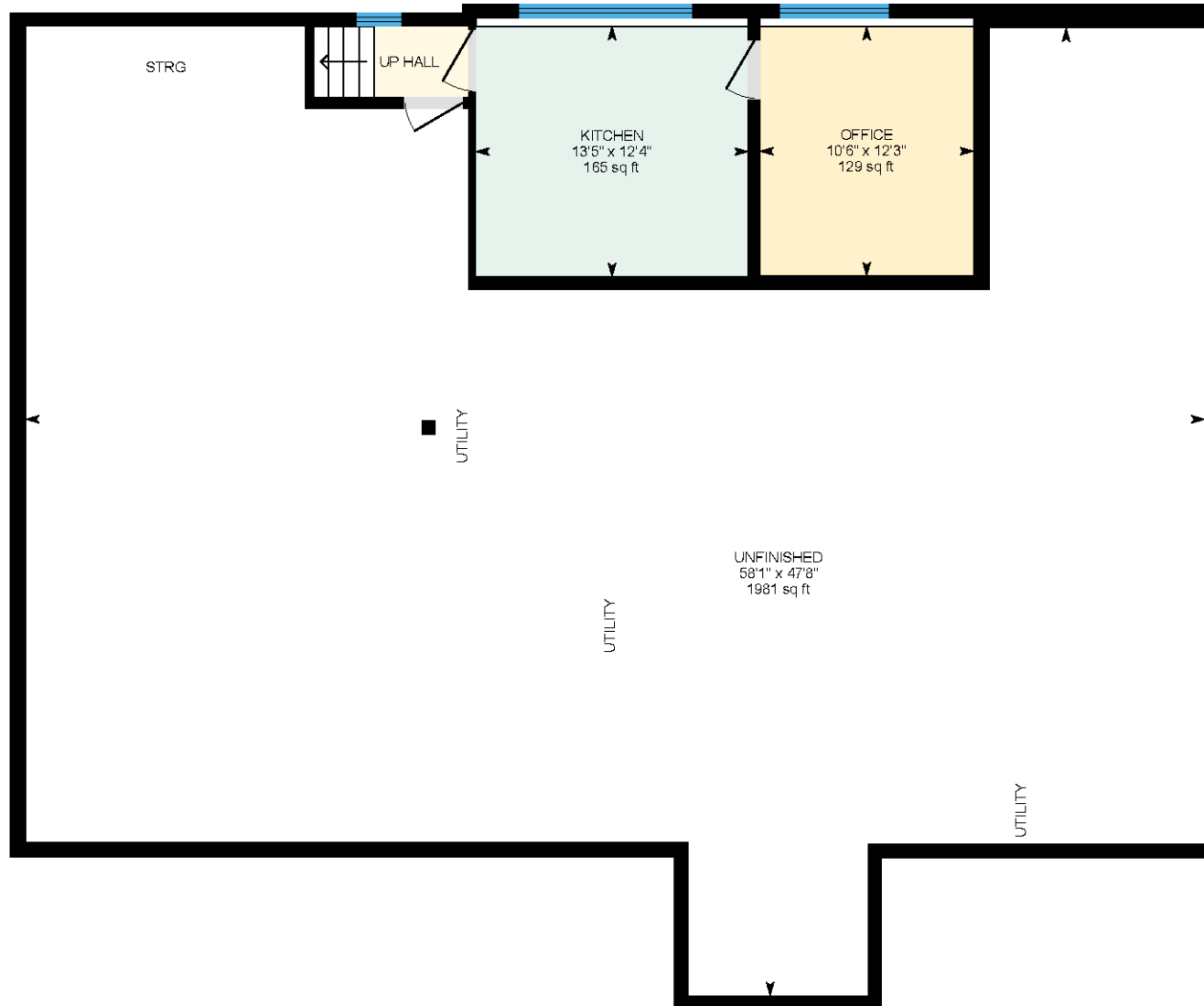


0 4 8
ft



PREPARED: 2026/07/11

Basement (Below Grade) Finished Area 371.22 sq ft
Unfinished Area 2174.09 sq ft



0 5 10
ft

PREPARED: 2026/07/11



Main Floor Finished Area 2602.80 sq ft



0 5 10
ft

PREPARED: 2026/07/11



02

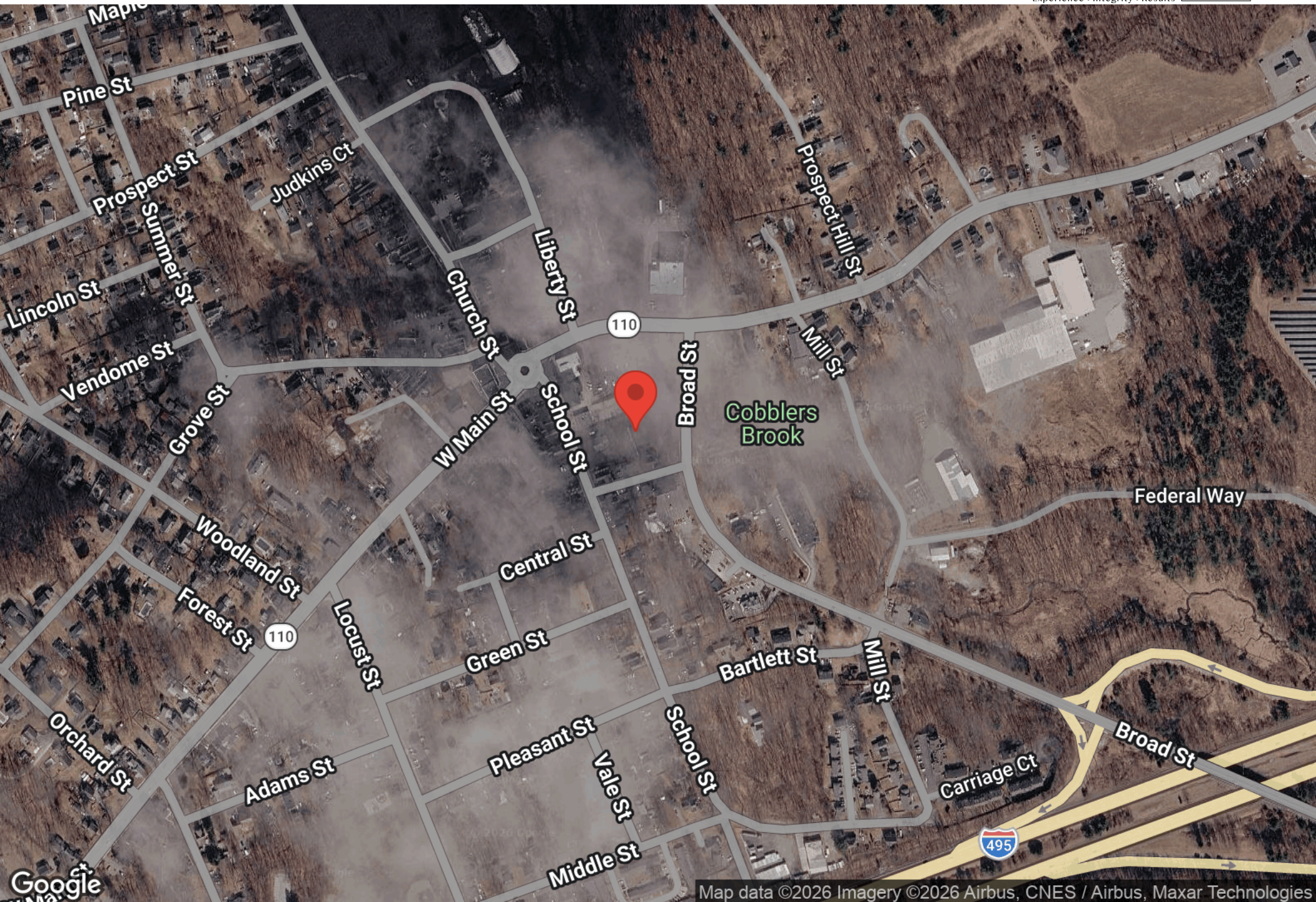
Location Information

AERIAL MAP

REGIONAL MAP

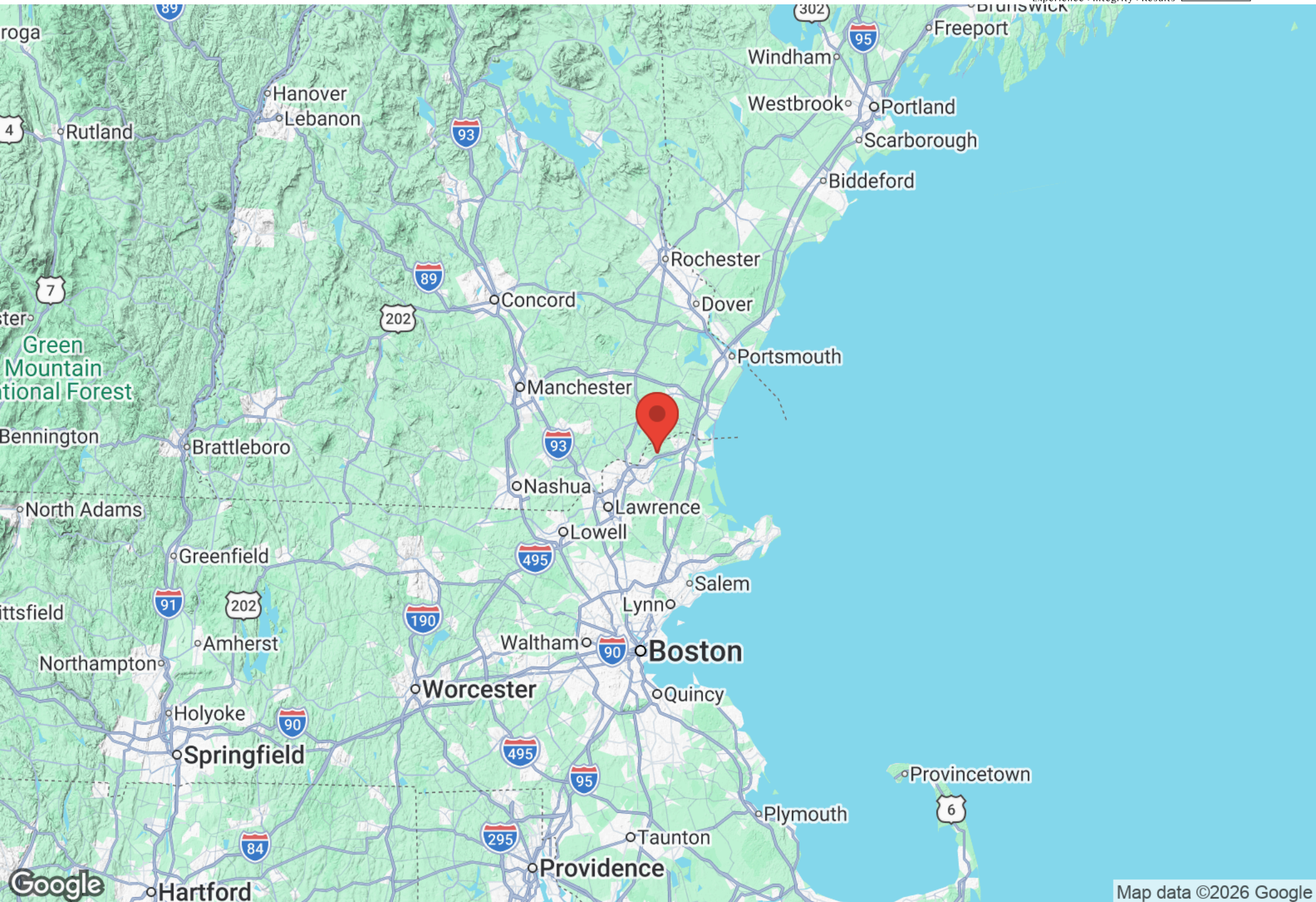


Aerial Map



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

Regional Map



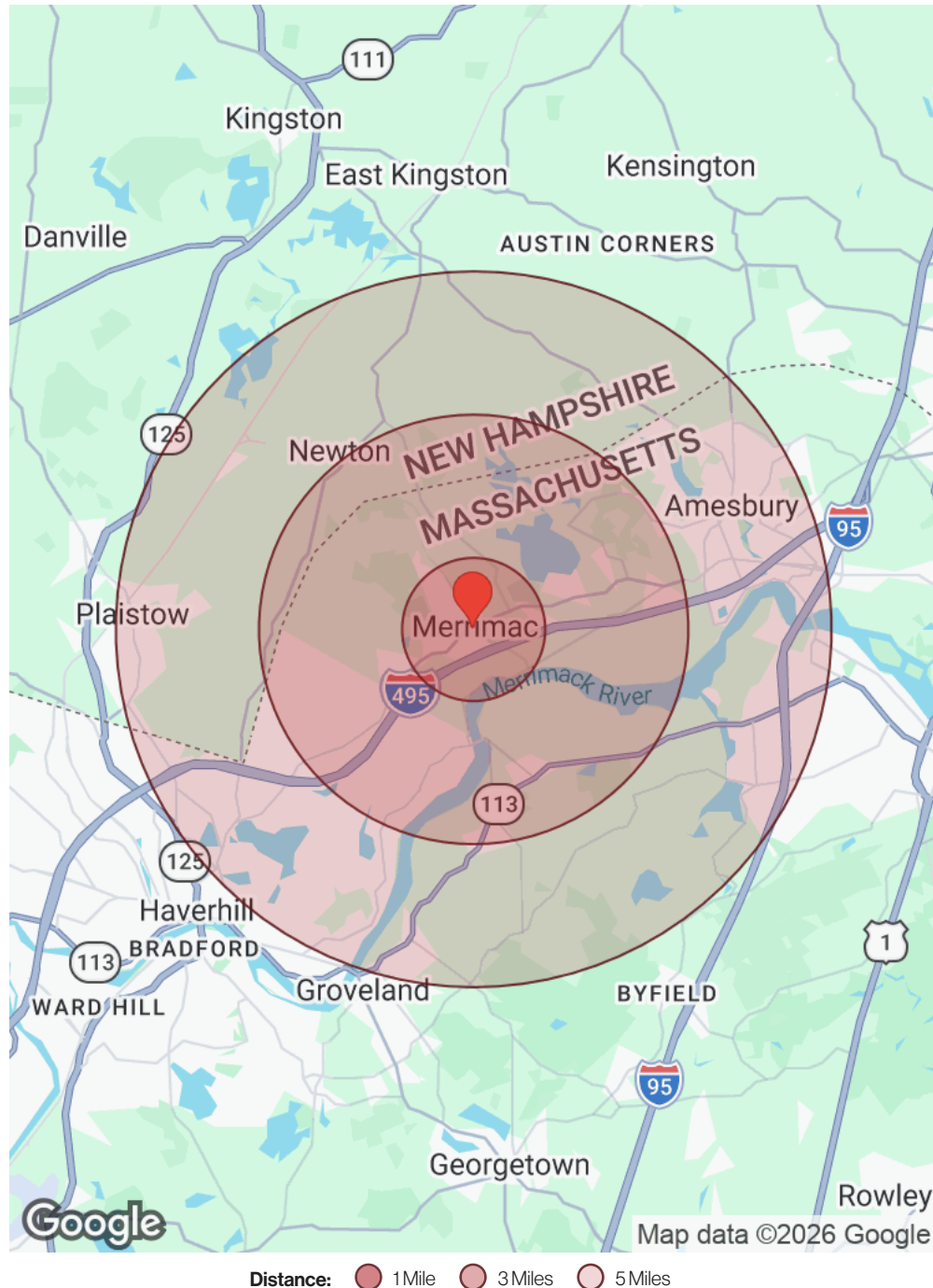
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Demographics

DEMOGRAPHICS



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,960	7,679	27,258
	Female	2,060	7,857	28,007
	Total Population	4,019	15,536	55,265
Housing	Total Units	1,680	6,241	22,997
	Occupied	1,626	6,021	22,185
	Owner Occupied	1,303	4,984	16,976
	Renter Occupied	323	1,037	5,209
	Vacant	54	220	811
Age	Ages 0 - 14	611	2,350	8,303
	Ages 15 - 24	414	1,669	5,611
	Ages 25 - 54	1,371	5,411	20,099
	Ages 55 - 64	682	2,692	9,134
	Ages 65+	940	3,414	12,119
Income	Median	\$116,880	\$136,699	\$129,927
	Under \$15k	118	289	995
	\$15k - \$25k	30	107	720
	\$25k - \$35k	57	177	842
	\$35k - \$50k	216	502	1,494
	\$50k - \$75k	84	503	2,194
	\$75k - \$100k	204	597	2,082
	\$100k - \$150k	336	1,153	4,485
	\$150k - \$200k	315	1,139	3,425
	Over \$200k	267	1,555	5,948

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