

INDUSTRIAL CONDO OFFERING SUMMARY \$399,900



461 Boston Street Unit A1 Topsfield Ma 01983

- 1,996 Square Feet
- Over 200 sf of added Mezzanine Space
- Built in 1987
- High Bay Workspace
- 200 Amp-3 Phase Electric Service
- HVAC.Gas Heat

Features

- ✓ Great Location
- ✓ Easy Access to Highways
- ✓ Abundant Power
- ✓ Plenty of Parking
- ✓ Mezzaanine Storage Area
- ✓ Leasing Allowed



Contact Info

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Why Rent When You Can Buy and Build Equity?

Discover the opportunity to own a pristine, high-bay industrial condominium in the sought-after New England Business Park in Topsfield.

Prime Location and Management

Conveniently located just off Route 1 and minutes away from I-95, this property offers excellent access to Peabody, Danvers, and the greater North Shore area. A professionally managed association ensures a well-kept environment, while a reasonable **\$565/month condo fee** makes ownership straightforward and predictable.

Listed at **\$399,900**, Unit A1 presents the quality, functionality, and visibility that both business owners and investors seek in a premier North Shore location.



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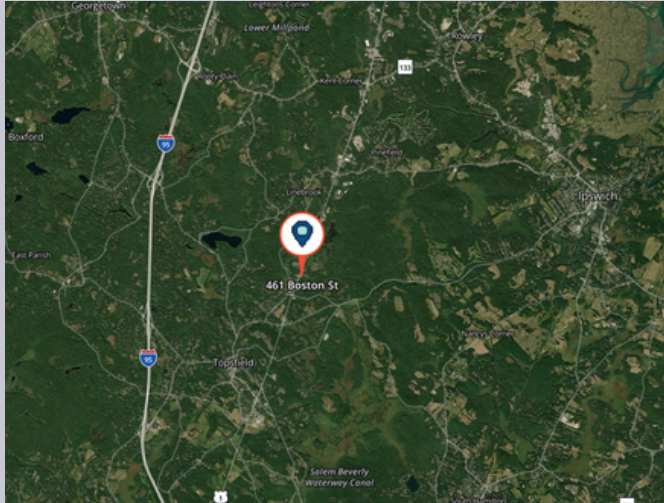
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Trade Area & Demographics

- Median Household Income \$167,134
- Median Home Value \$966,000
- Education 70% + College Degree

An affluent business friendly community with high income demographics, a professional labor base and easy access to Boston's major highways. Ideal for Owner-Occupants seeking visibility and long term value



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