

# 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
- ✓ Mezzanine 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.

#### Contact Info



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NEST

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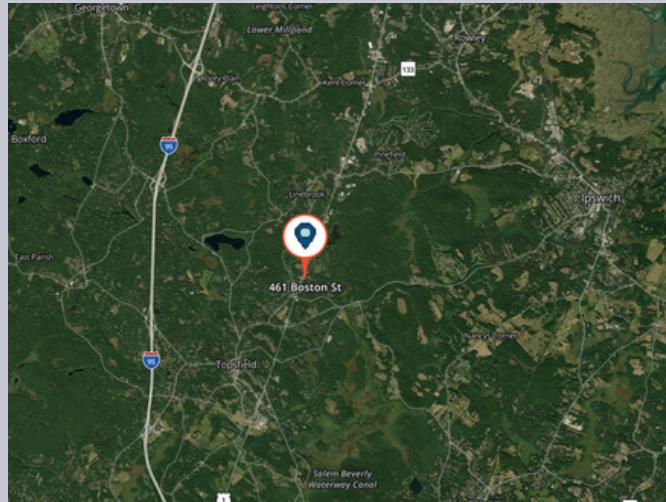


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## Trade Area & Demographics

- 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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