



OFFERING MEMORANDUM

191 CHANDLER ROAD # B
ANDOVER, MA 01810

MANSARD  

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Property Details



INVESTMENT HIGHLIGHTS

- 3,899 SF building
- Real Estate Taxes (2025): \$10,677
- Condo Fee (2025): \$1,000/Month
- Built in 1970
- Zoned ID

Sale Price

\$750,000

OFFERING SUMMARY

Building Size:	3,899 SF
Lot Size:	37,884 SF
Price / SF:	\$192.36
Year Built:	1970
Zoning:	ID
Market:	Boston MSA
Submarket:	495 North

PROPERTY OVERVIEW

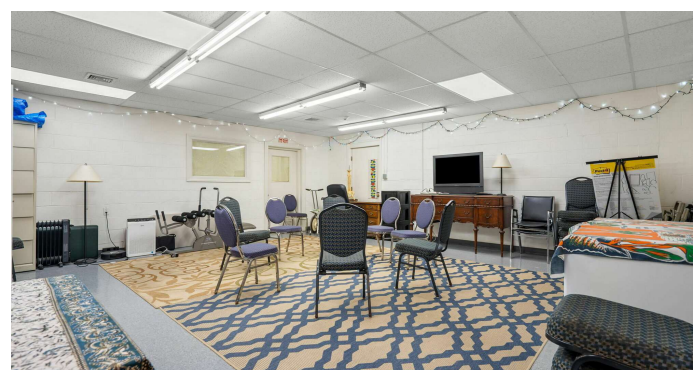
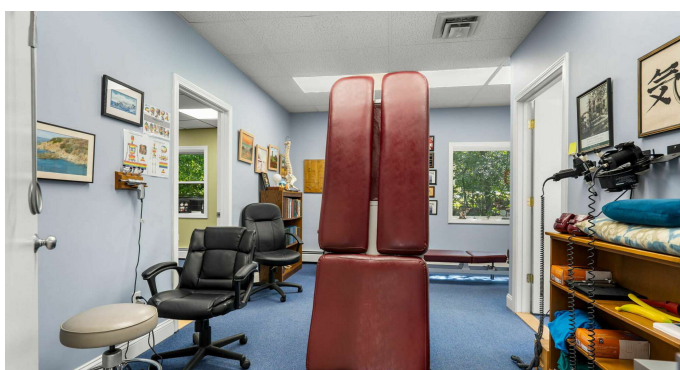
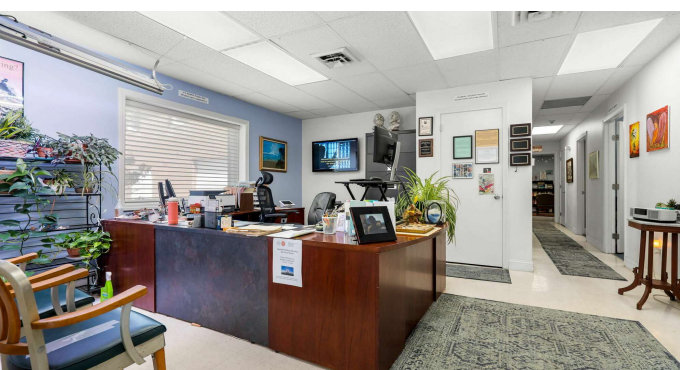
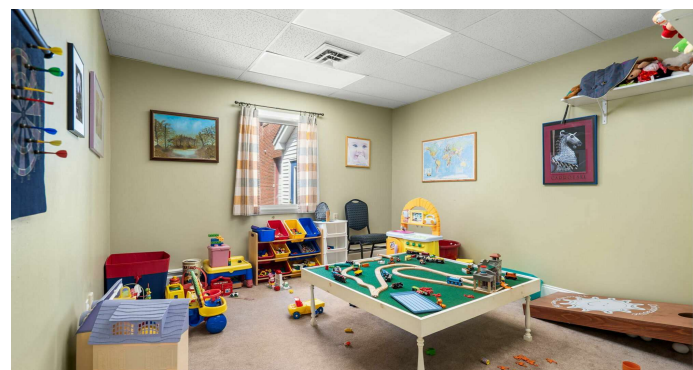
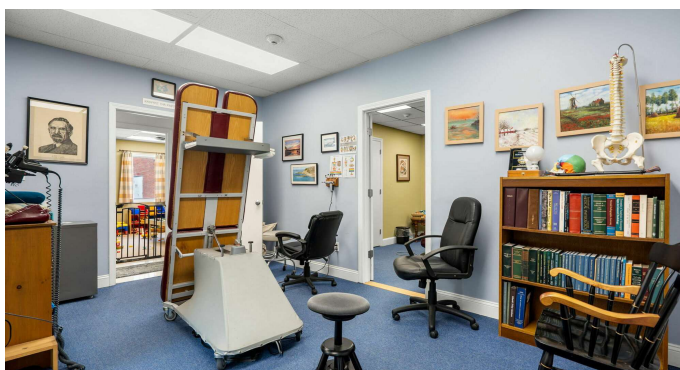
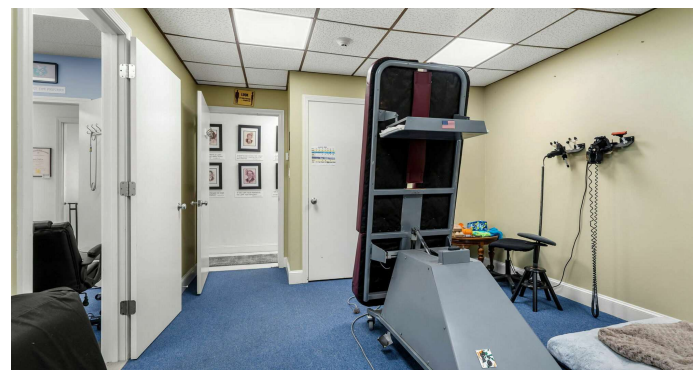
191 Chandler Road, Unit B in Andover, MA is a 3,899 SF two-story office condominium offering a rare combination of strategic location, modern systems, and flexible layout. Situated in a two-unit brick veneer complex with visibility from I-93, the property is ideally suited for professional uses. Built circa 1970 and extensively updated, the space includes four half bathrooms, multiple private offices, meeting and therapy rooms, and a large open area—allowing for a variety of configurations.

Recent upgrades include a new propane heating system (2020), mini-split AC/heat on the second floor, tankless hot water, LED lighting, updated fire alarm wiring, and a roof replacement in 2021. Ample parking is provided in a shared lot, and condo fees cover snow removal, trash, and landscaping. Zoned ID (Industrial D), this property offers both functionality and visibility, making it a compelling option for owner-users or investors seeking quality space in the Merrimack Valley.

EXPENSES 191 CHANDLER ROAD UNIT B ANDOVER

EXPENSES	Estimated				INCOME	MONTHLY	YEARLY
	2022	2023	2024	2025			
RE TAXES	\$ 11,743	\$ 11,122	\$ 10,109	\$ 10,677	Massage Room	\$ 700	\$ 8,400
CONDO FEE	\$ 5,000	\$ 6,000	\$ 7,500	\$ 9,000	Hynpnosis Room	\$ 500	\$ 6,000
Electricity	\$ 3,386	\$ 3,675	\$ 5,608		Chiropractic	\$ 3,000	\$ 36,000
Alarm Co.	\$ 276	\$ 276	\$ 276	\$ 335			
Exterminators	\$ 924	\$ 948	\$ 948	\$ 948			
Petro Contract HVAC	\$ 1,013	\$1,061	\$ 1,061	\$ 1,061			
Fire Alarm maint.	\$ 230	\$300	\$ 979	\$ 300			
Repairs propane	\$ 215	\$215					
TOTAL	\$ 22,787	\$ 23,597	\$ 26,480	\$ 22,321			

Note: Fire alarms are checked yearly for \$300; every 6 years extinguishers replaced \$978.59



Retailer Map



Map
data
© 2025
Google

Demographics

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	758	3,089	8,216
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	288	1,156	2,952
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$187,577	\$181,751	\$156,948
Average House Value	\$783,079	\$753,543	\$671,880

* Demographic data derived from 2020 ACS - US Census



\$175,425

AVERAGE HOUSEHOLD INCOME



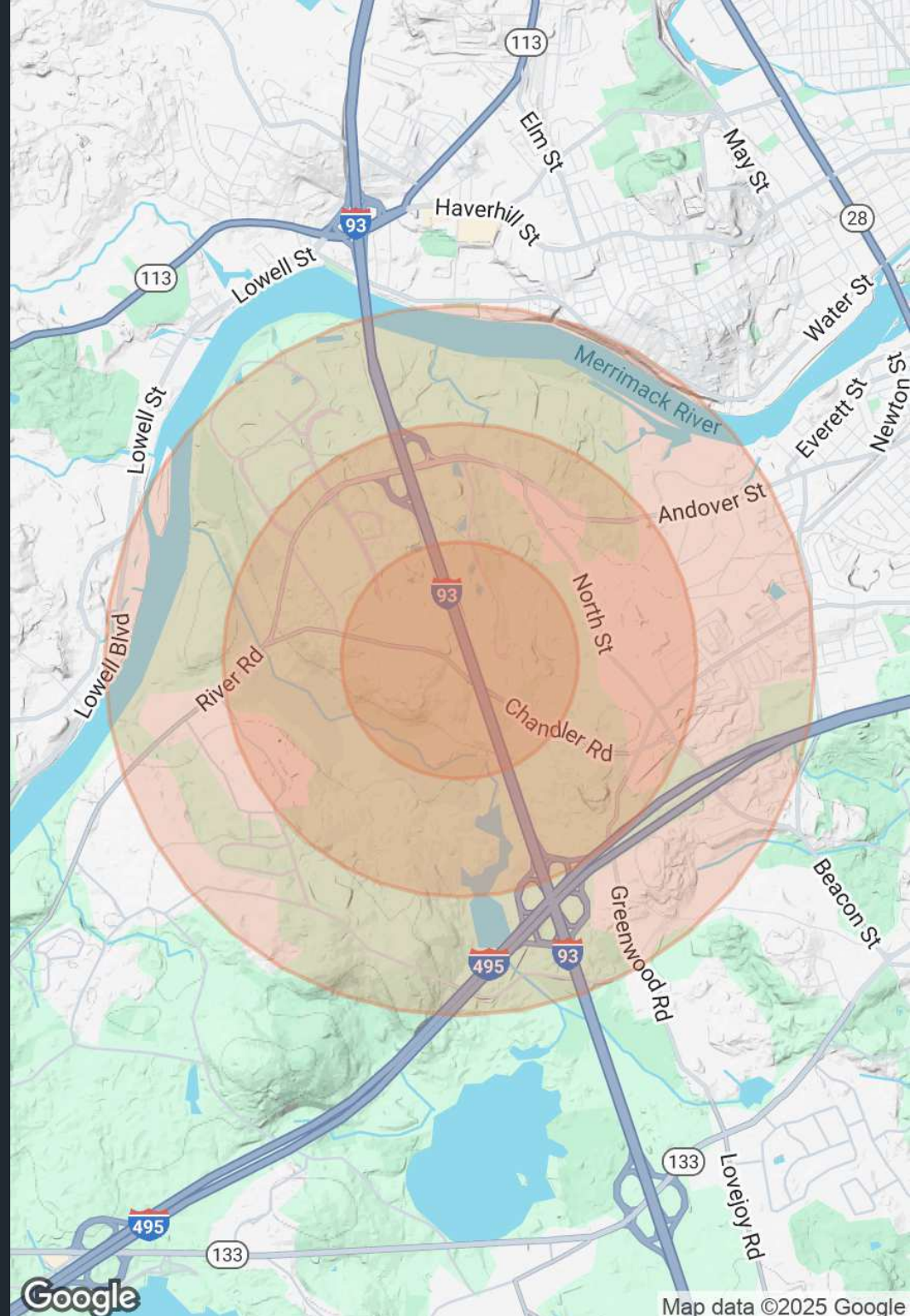
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MEDIAN NET WORTH



\$65,170

PER CAPITA INCOME



Map data ©2025 Google

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OFFERING MEMORANDUM