



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.

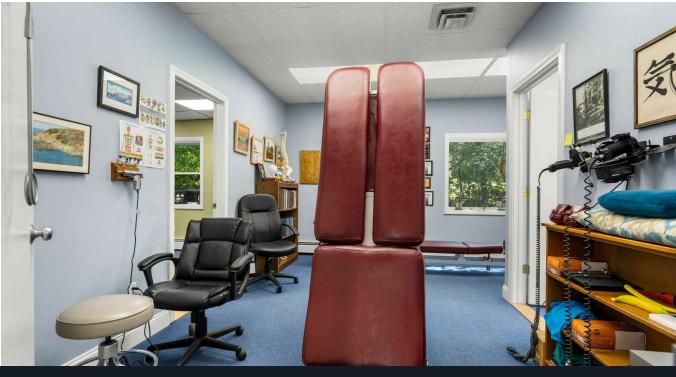
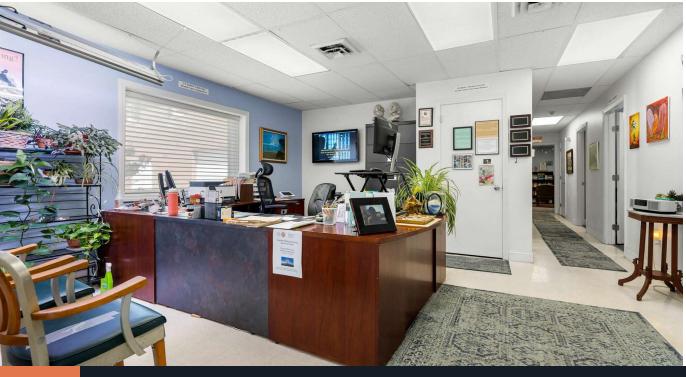
Recent upgrades include a new propane heating system (2020), mini-split AC/heat on the second floor, tankless hot water, LED lighting, updated fire alarm wiring, and a roof replacement in 2021. Ample parking is provided in a shared lot, and condo fees cover snow removal, trash, and landscaping. Zoned 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

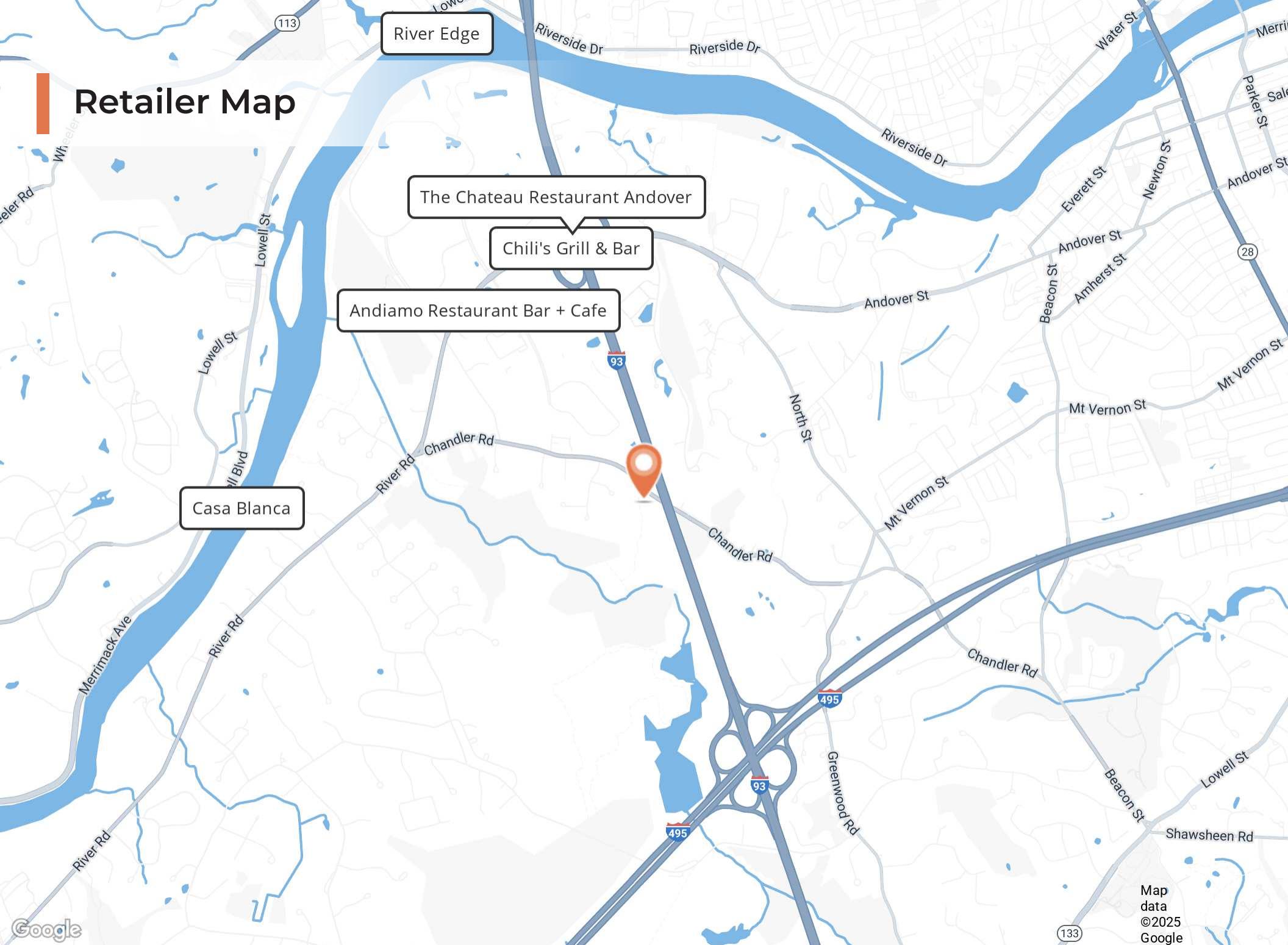
EXPENSES	Estimated					INCOME	MONTHLY	YEARLY
	2022	2023	2024	2025				
RE TAXES	\$ 11,743	\$ 11,122	\$ 10,109	\$ 10,677	Massage Room	\$ 700	\$ 8,400	
CONDO FEE	\$ 5,000	\$ 6,000	\$ 7,500	\$ 9,000	Hynpnosis Room	\$ 500	\$ 6,000	
Electricity	\$ 3,386	\$ 3,675	\$ 5,608		Chiropractic	\$ 3,000	\$ 36,000	
Alarm 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

Additional Photos



Retailer Map



Map
data
©2025
Google

Demographics

POPULATION

	0.5 MILES	1 MILE	1.5 MILES
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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
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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

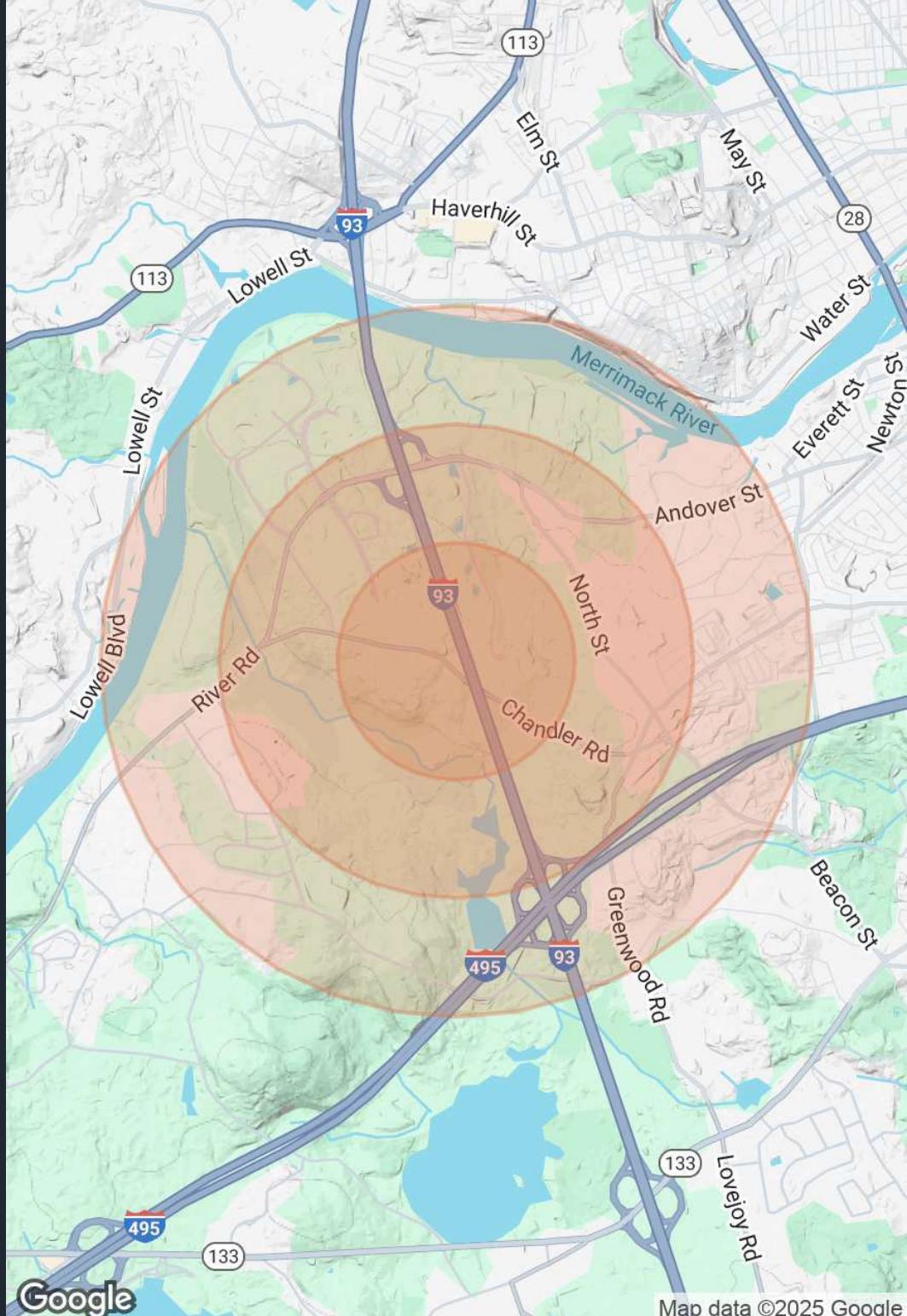


MEDIAN NET WORTH



\$65,170

PER CAPITA INCOME



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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

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