

FOR SALE: INVESTMENT OPPORTUNITY

46,078 SF | Health Care Building

100 Milk Street • Methuen, MA • 01844



INVESTMENT HIGHLIGHTS

- Located just off I-213 connecting with I-495 and I-93 within a mile of the site
- 100% medical related tenants
- Brick and steel construction
- Area regional retail within walking distance featuring Walmart, Home Depot, several restaurants, etc.

PROPERTY FACTS

Sale Type:	Investment	Building FAR:	0.26
Property Type:	Health Care	Lot Size:	3.12 AC
Building Size :	46,078 SF	Zoning:	BH - The Highway Business District composed of areas designated on the official zoning map. Uses include retail, office, service.
Building Class:	B	Parking:	3.36/1,000 SF
Year Built:	1988		
Building Height:	3 Stories		

EXECUTIVE SUMMARY

100 Milk Street is a multi-tenant medical office building with a variety of practices including Pediatrics, General Practitioners, Ophthalmologist (specializing in retina care), Chiropractic, Dental, Physical Therapy and Prosthetics. Most Tenants have a long history at the property with leases dating back as far as 1996. All have options and based on improvements and expansions we anticipate all renewing in the coming years.



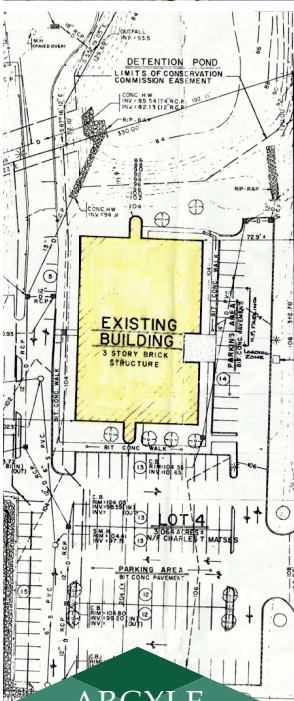
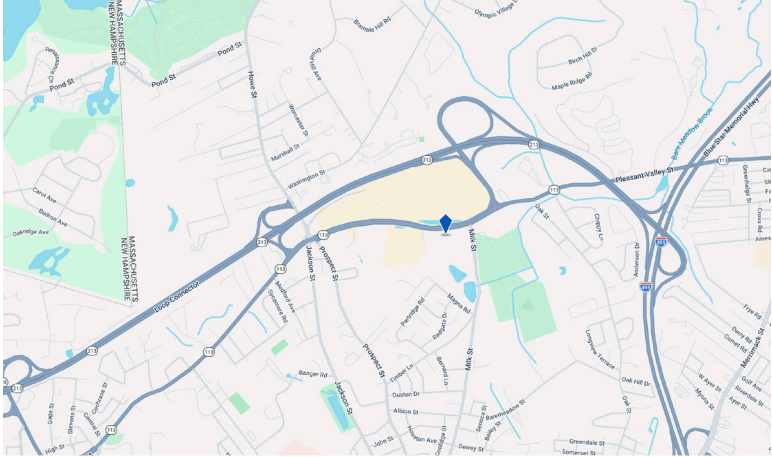
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