



PROPERTY DESCRIPTION:

Prime Market Street commercial property, fully leased and equipped as a dental operation. Includes up to date waiting room, reception, 8 operatories, hygiene area, business office and two bathrooms. The property also has a full basement that can be used for files and storage. Tenant has two (2) years remaining on lease, plus two (2) additional five (5) year lease renewal options. The property is a modern one-floor masonry building with a storefront and windows on all sides. Strong cash flow and credit tenant. A lease summary and income and expense report area available with signing of non-disclosure agreement.

PROPERTY HIGHLIGHTS

- Prime downtown Lowell location
- Excellent visibility along Market Street corridor
- Walkable to restaurants, cafés, shops, and local amenities
- Minutes from UMass Lowell and Middlesex Community College
- Strong pedestrian and vehicle traffic counts
- Convenient access to Route 3 and Interstate 495
- Nearby public parking options available

OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$925,000 |
| Lot Size: | 0.15 Acres |
| Building Size: | 3,276 SF |

ADDITIONAL PHOTOS

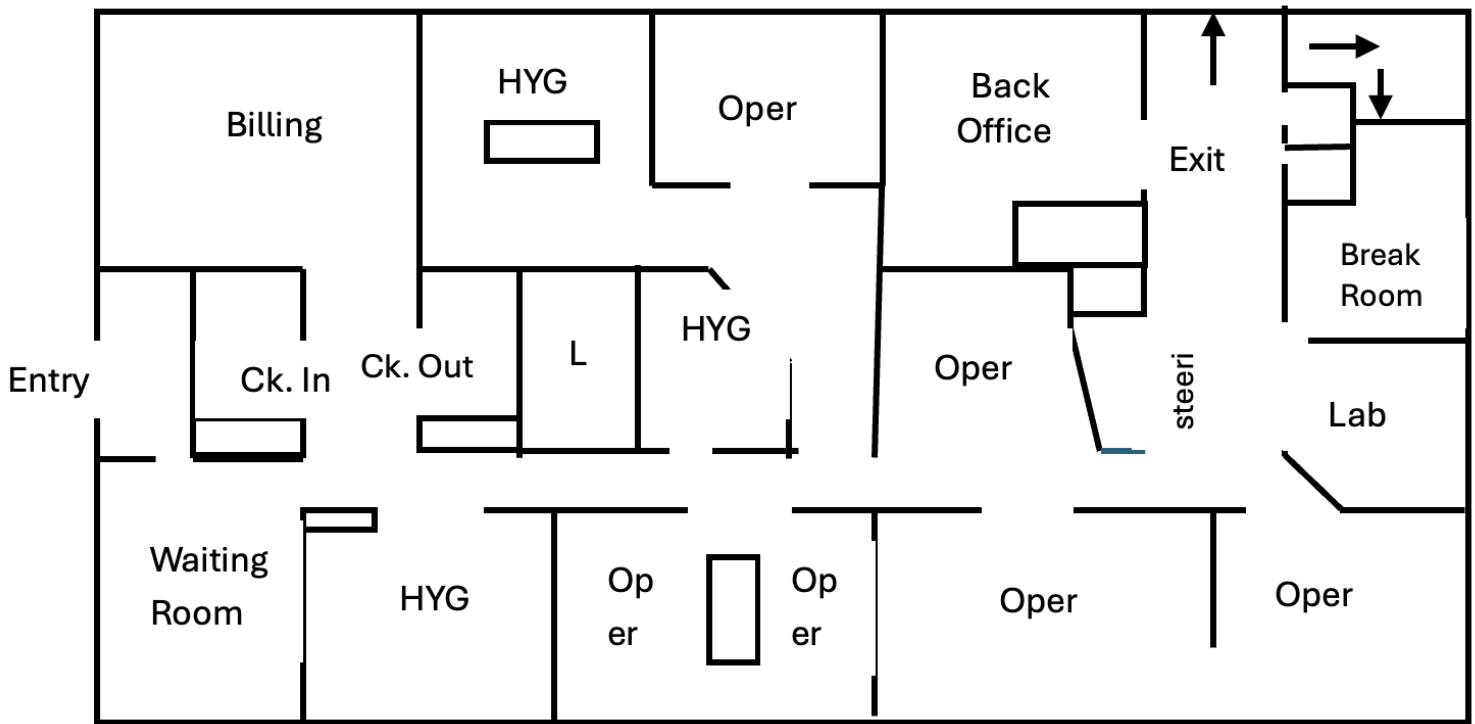


VLADIMIR SALDANA

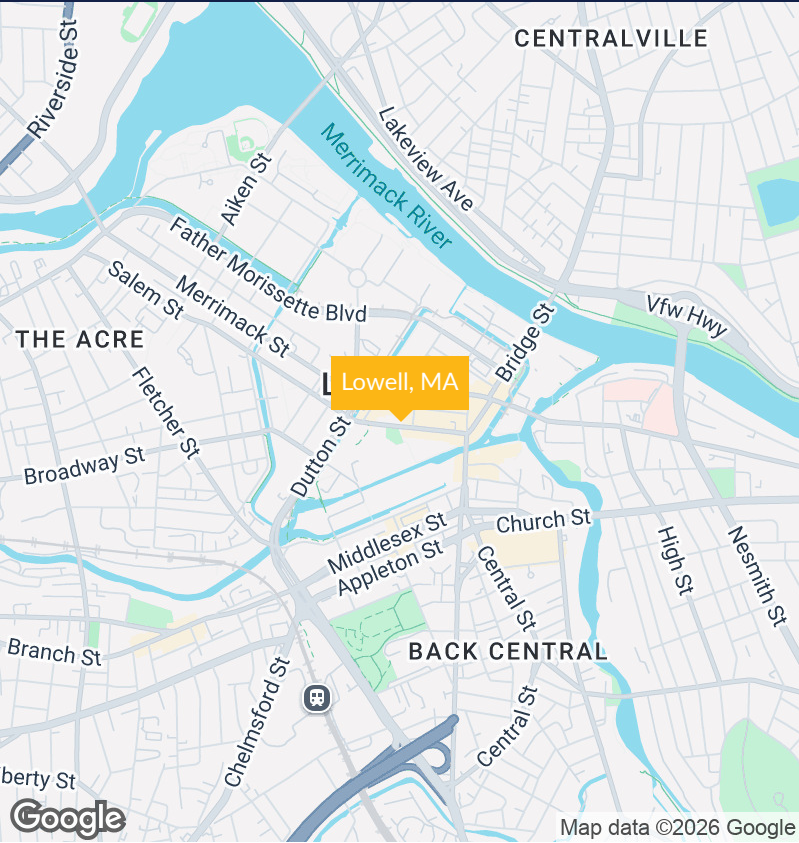
978.328.4129 | vladimirs@belltowercregroup.com

130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM

FLOOR PLAN



LOCATION DETAILS



LOCATION DESCRIPTION

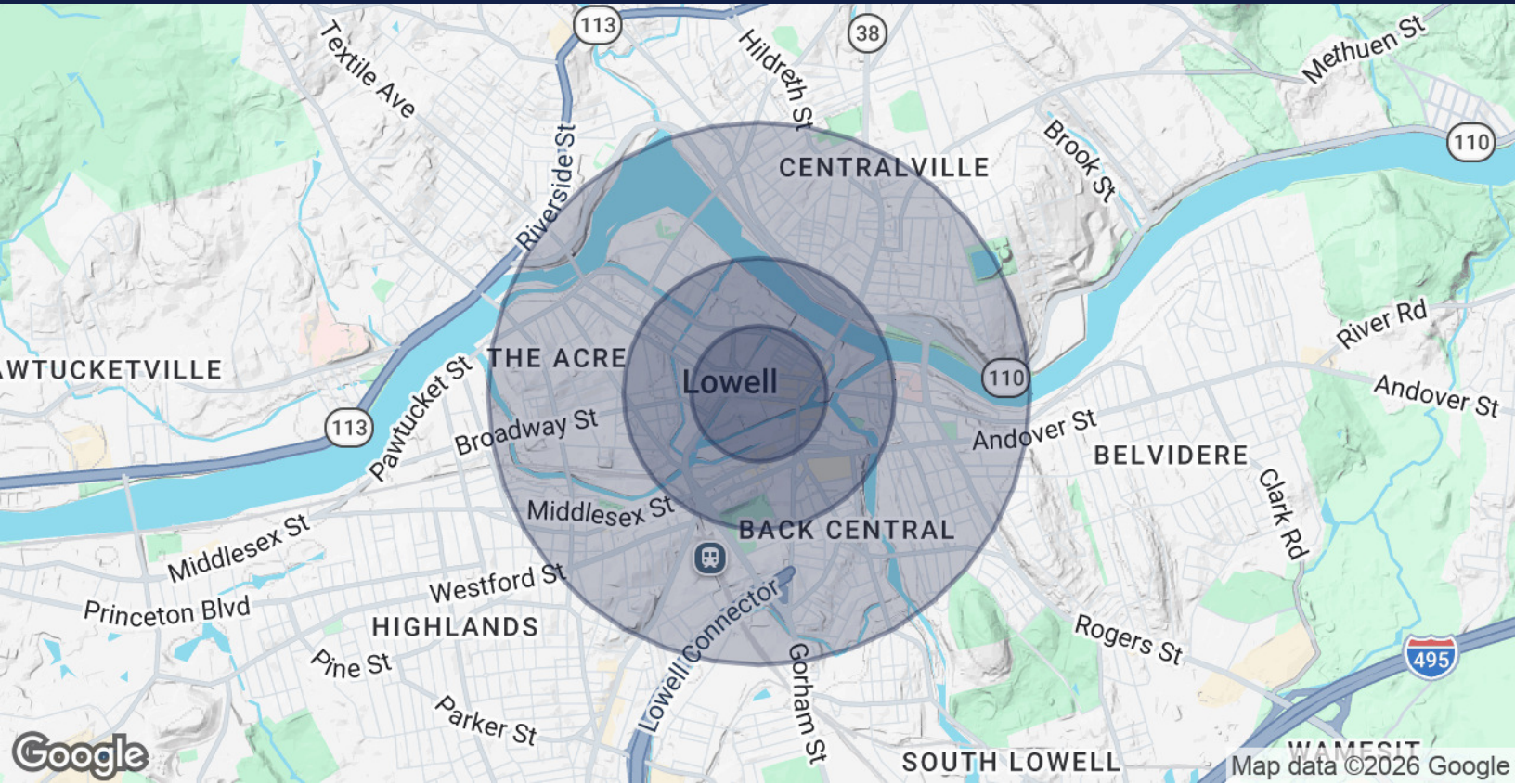
Located in the heart of downtown Lowell, 155 Market Street offers a highly walkable and centrally positioned location surrounded by restaurants, coffee shops, retail amenities, professional offices, and the city's vibrant arts and cultural scene. Situated along the well-traveled Market Street corridor, the property benefits from strong visibility and convenient access to nearby public parking, major commuter routes, and public transportation.

The property is within close proximity to the Lowell Judicial Center, Middlesex Community College, UMass Lowell, and the Hamilton Canal Innovation District, placing tenants in the center of continued public and private investment throughout downtown. Visitors and employees can conveniently access the property from Dutton Street to Market Street. Please note: parking is available nearby, however visitors should not park in the adjacent private lot.

LOCATION DETAILS

| | |
|--------|-----------|
| Market | Downtown |
| County | Middlesex |

LOCATION DEMOGRAPHICS



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 3,163 | 12,950 | 44,333 |
| Average Age | 35.8 | 33.8 | 34.1 |
| Average Age (Male) | 36.6 | 33.6 | 34.1 |
| Average Age (Female) | 39.0 | 33.7 | 34.4 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 1,629 | 5,821 | 16,848 |
| # of Persons per HH | 1.9 | 2.2 | 2.6 |
| Average HH Income | \$79,404 | \$70,514 | \$76,817 |
| Average House Value | \$316,132 | \$343,471 | \$406,886 |

2023 American Community Survey (ACS)