

OFFERING MEMORANDUM

Mixed-Use Residential and Commercial Property



**57 Elm
Street**

Salisbury, MA 01952

ADELINE MATTON
MA, ME & NH Broker, Realtor®
aluxety.com

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TABLE OF CONTENTS

Property Information

pg. 3

- The Property
- Property Summary
- Photography
- Floor Plan

Location Information

pg. 8

- GIS Map
- Location Map
- Regional Map
- Demographics



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19 Elm St, Amesbury, MA 01913

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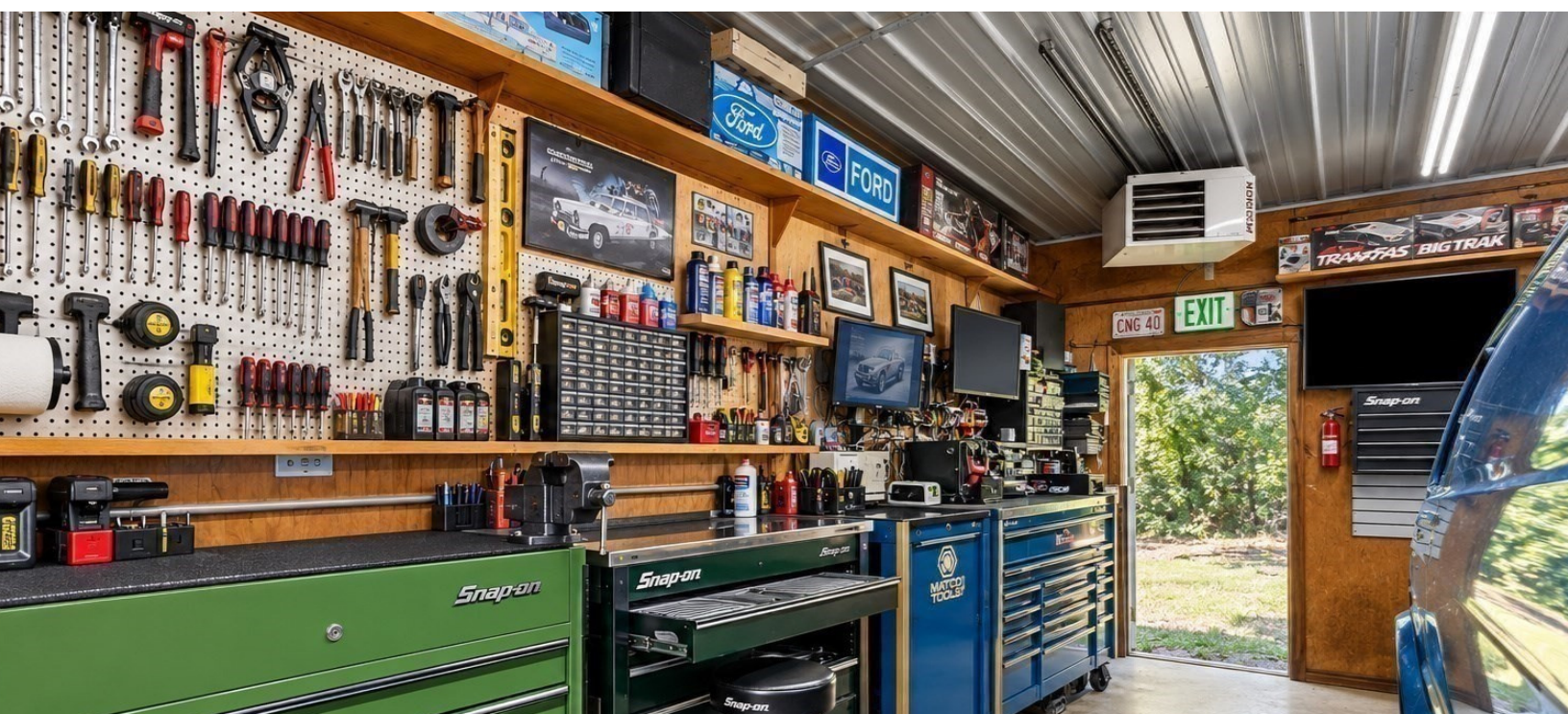
THE PROPERTY

57 ELM ST, SALISBURY, MA 01952

Rare opportunity to purchase existing residential and commercial property located in the Commercial District. On approximately 0.81 acre along heavily traveled Route 110 in Salisbury. The property combines a two-bedroom ranch with two freestanding Morton-style commercial garage buildings, offering a versatile setting for an owner-occupant, small-business operator, investor, or buyer exploring future use. The ranch includes a kitchen, dining room, living room, office, two bedrooms, a full bathroom, and three-quarter bathroom in the primary bedroom. Two additional finished rooms are located on the lower level. Additional features include gas- FHA installed in 2021, central air conditioning, an attached one-car garage, a walkout basement, a deck, fenced backyard, and above-ground pool.

The larger Morton commercial building is approximately 1,140 square feet and includes an overhead garage door, half bathroom, insulated interior, concrete floor, and propane-fired radiant heat. It is currently used for an automotive electronics business. The second building contains approximately 720 square feet with an overhead garage door, concrete floor, and propane heat. The level property is served by private well water and municipal sewer and includes a retention pond with drainage plans available. A Conex-style storage container is also to remain with the property.

Located in Salisbury's Commercial District with excellent roadway visibility and an established residential and commercial configuration. The property needs some updating but presents a distinctive opportunity for a buyer seeking a residence, business location, rental income, or possible future redevelopment. Buyer to perform own due diligence regarding proposed uses, alterations, permitting, utilities, and development potential and applicable town approvals.



PROPERTY SUMMARY

57 ELM ST, SALISBURY, MA 01952

Residential:

Ranch Style Home

1,240 SF

2 Beds | 2 Baths

1 Car Attached Garage

Commercial:

Two Freestanding Morton Commercial Buildings

Conex-style Storage Container

Garage 1: 1,140 SF

Features: Overhead Garage Door, Half Bath, Insulated interior,
Concrete Floor, Propane-fired Radiant Heat

Garage 2: 720 SF

Features: Overhead Garage Door, Concrete Floor, and Propane Heat

Year Built: 1950

Zoning: C

Property Taxes (2026): \$6,103

Utilities: Private Well Water, Municipal Sewer, Central Air, Natural Gas,
Leased Propane Tank

Lot Size: 0.81 AC/35,283 SF

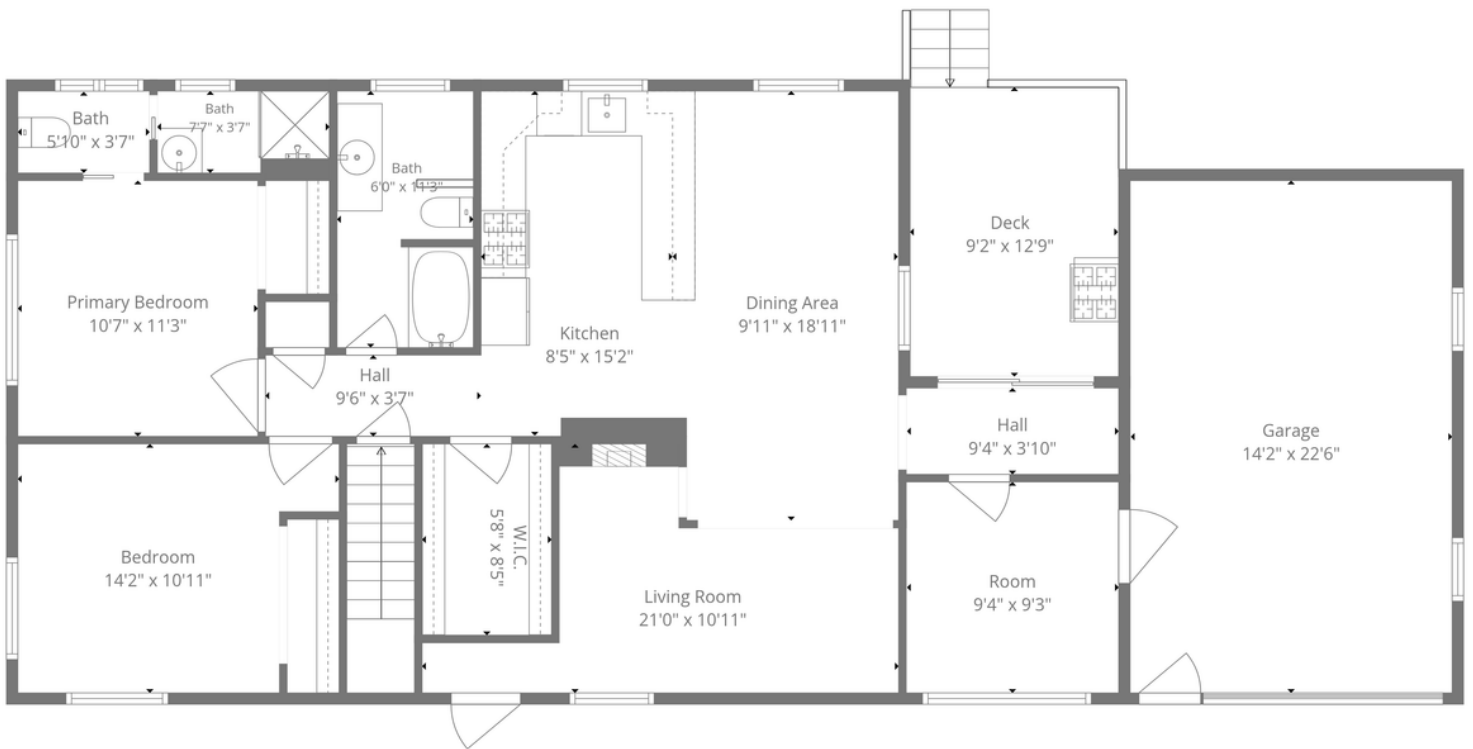
MLS #73577320

Location: Salisbury's Commercial District with excellent roadway
visibility



FLOOR PLAN - RESIDENTIAL

57 ELM ST, SALISBURY, MA



TOTAL: 1531 sq. ft
Basement: 300 sq. ft, 1st floor: 1231 sq. ft
EXCLUDED AREAS: BASEMENT: 635 sq. ft, GARAGE: 350 sq. ft, DECK: 117 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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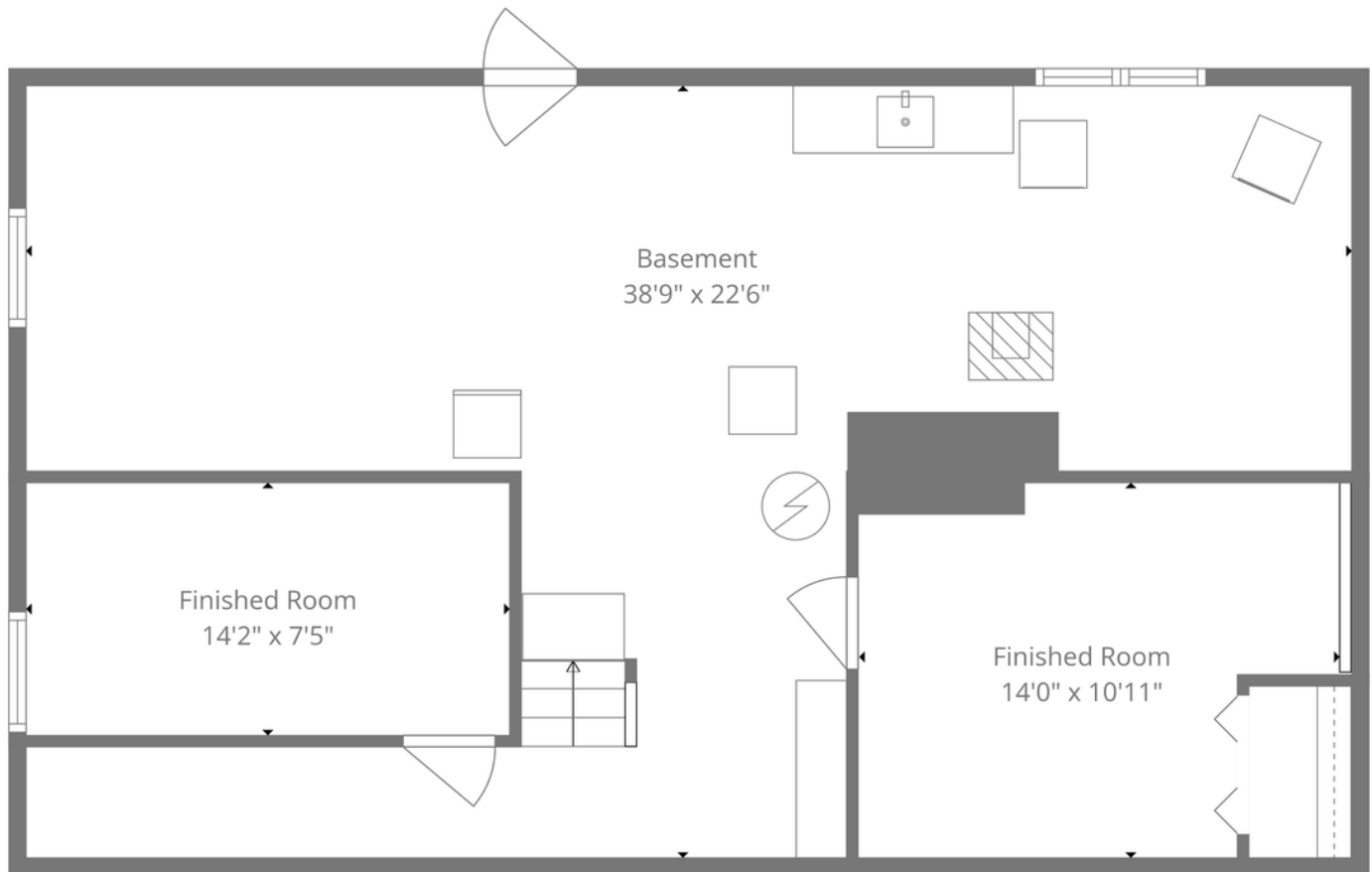
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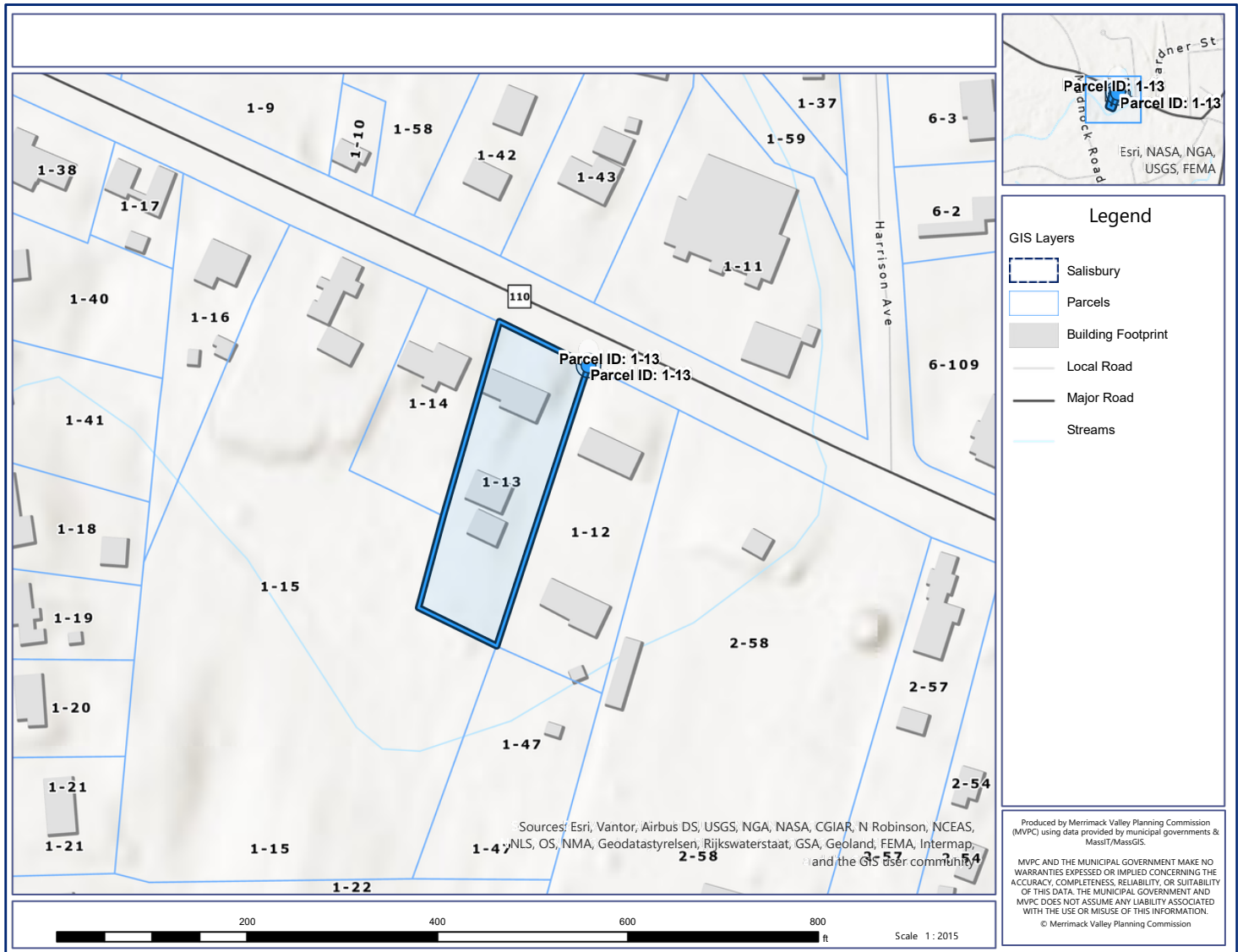
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GIS MAP



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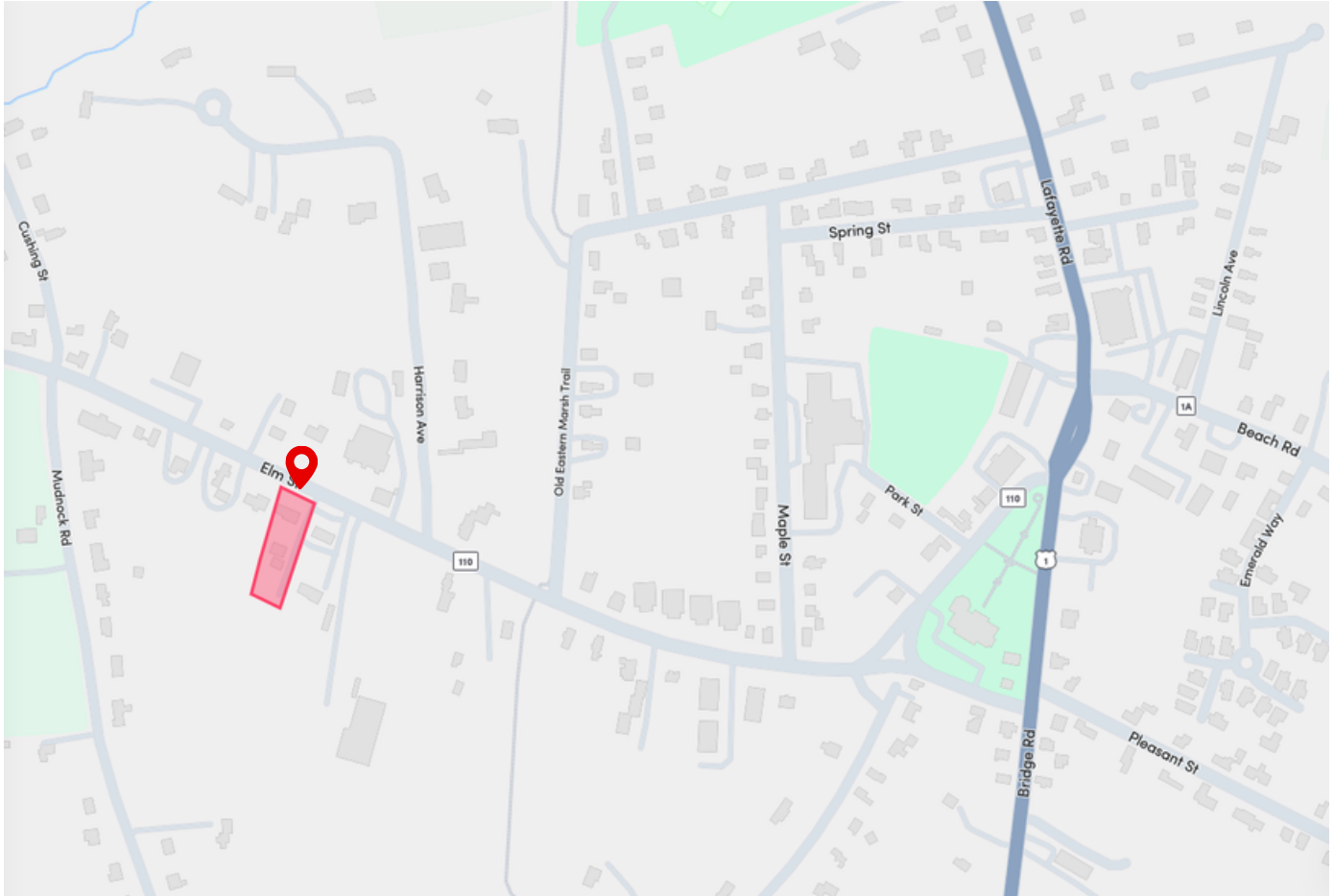
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LOCATION MAP



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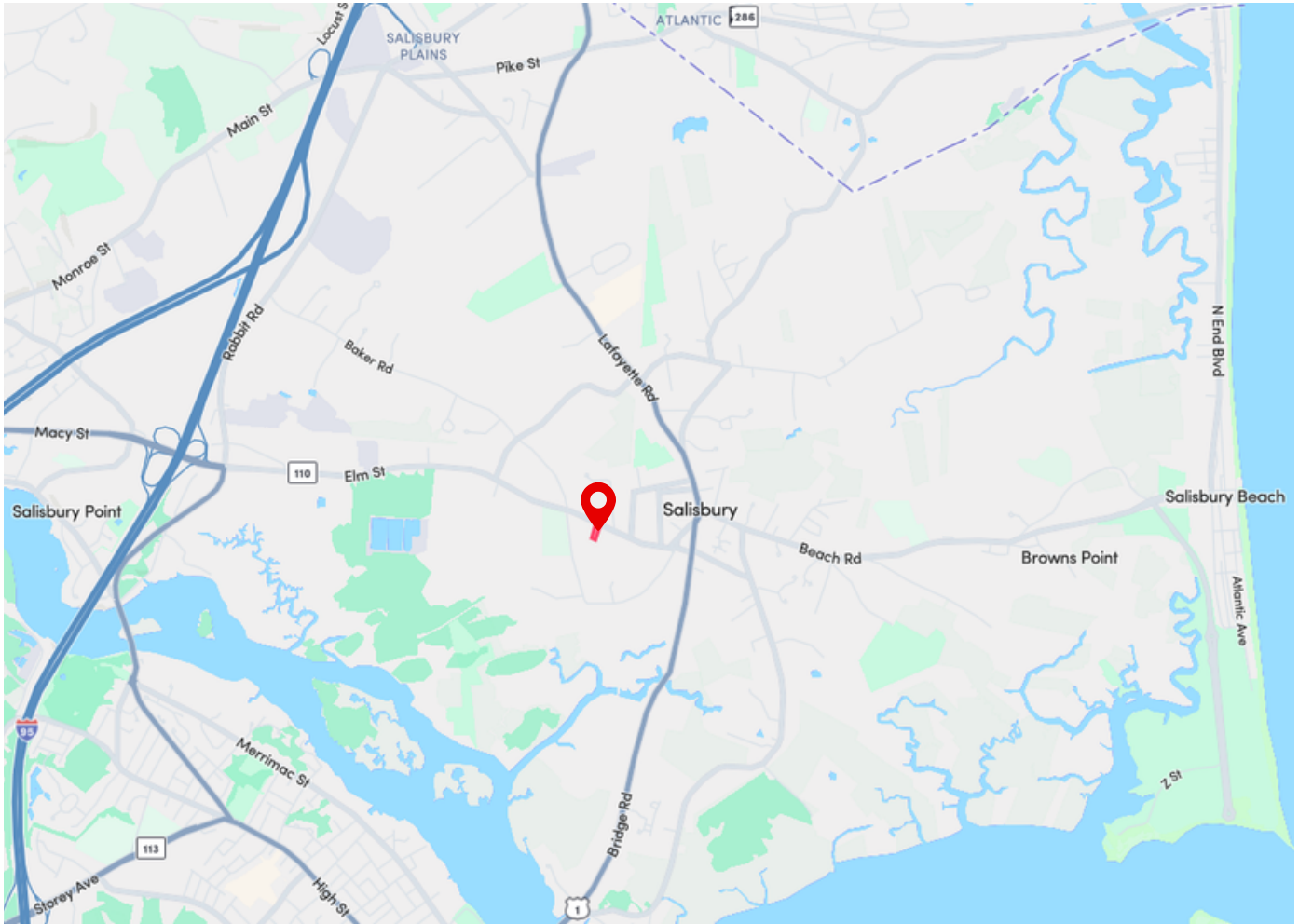
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REGIONAL MAP



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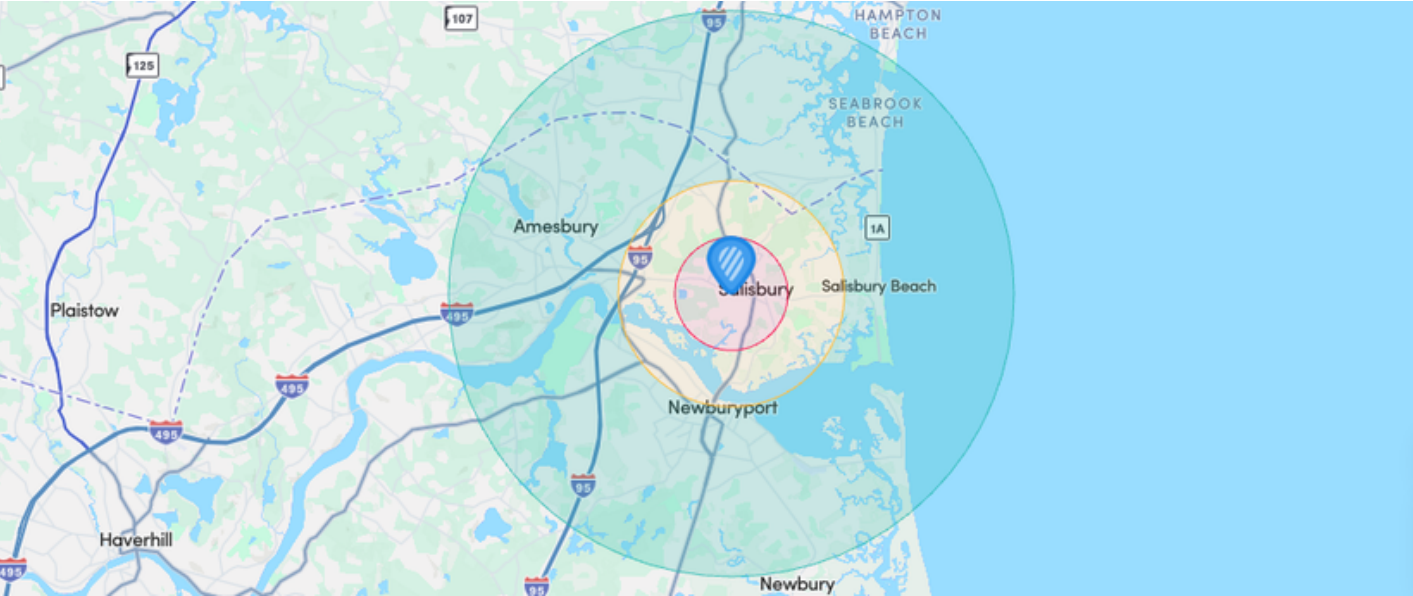
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DEMOGRAPHICS



POPULATION	1 mi	2 mi	5 mi
Total Population	2,156	11,539	56,514
Average Age	47	47	47
HOUSEHOLD & INCOME	1 mi	2 mi	5 mi
Total Households	925	5,033	24,810
Average Household Income	\$131,900	\$144,200	\$151,600
Average Home Value of Owner Occupied Units	\$600,300	\$701,900	\$671,600
TRAFFIC COUNTS	AADT		
Elm St, Salisbury	6,639		
Bridge Rd, Salisbury	7,131		
Beach Rd, Salisbury	7,102		



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