



MLS # 73443333 - Active
Commercial/Industrial - Commercial

1400 Broadway Rd
Dracut, MA 01826
Middlesex County

List Price: **\$1,799,900**

Directions: **2 miles west of Rt 93, on Rt 113**

Discover this versatile 4,804 sq ft commercial building situated on nearly 1 acre of land along highly visible Route 113, just 2 miles from Rt 93. Built 10 years ago, this well-maintained property offers a prime opportunity for a range of business uses under B3 zoning, including professional offices, financial services, medical, dental, veterinary clinics, retail, auto sales, restaurants, church, temple & more. The 1ST FLOOR HAS 3,712 sq ft, currently used as a funeral home. The second floor features an additional 1,100 sq ft of residential space with a 3-bed apartment. Ample parking for 40+ cars. The property is complemented by a serene wooded buffer along the sides and rear. Modern amenities include two separate HVAC systems and advanced fire prevention features, making this a turnkey operation with excellent potential for continued success.

Building & Property Information

| | # Units | Square Ft: | Assessed Value(s) | Space Available For: For Sale |
|----------------|----------|--------------|-------------------------|--------------------------------------|
| Residential: | 1 | 1,092 | Land: \$343,100 | Lease Type: |
| Office: | 1 | 3,712 | Bldg: \$617,500 | Lease Price Includes: |
| Retail: | 0 | 0 | Total: \$960,600 | Lease: No Exchange: No |
| Warehouse: | 0 | 0 | # Buildings: 1 | Sublet: No |
| Manufacturing: | 0 | 0 | # Stories: 2 | 21E on File: Yes |
| Total: | | | # Units: 2 | |

Drive in Doors:
Loading Docks:
Ceiling Height:
Restrooms: **6**
Hndcp Accessibl: **Yes**

Expandable: **No**
Dividable: **No**
Elevator: **No**
Sprinklers:
Railroad siding: **No**

Gross Annual Inc:
Gross Annual Exp:
Net Operating Inc:
Special Financing:
Assc: Assoc Fee:

Lot Size: **40,011 Sq. Ft.**
Acres: **0.92**
Survey: **Yes**
Plat Plan: **Yes**
Lender Owned: **No**

Frontage:
Depth:
Subdivide: **No**
Parking Spaces: **40**
Short Sale w/Lndr.App.Req: **No**

Traffic Count:
Lien & Encumb: **No**
Undrgrnd Tank: **No**
Easements: **No**

Features

Construction: **Frame**
Location: **Suburban, Free Standing, Interstate, Highway Access**
Parking Features: **21+ Spaces, Paved Driveway**
Roof Material: **Shingle**
Site Condition: **Level**
Utilities: **Public Water, Public Sewer**



Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **2015**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$960,600**
Tax: **\$9,721** Tax Year: **2025**
Book: **32425** Page: **38**
Cert:
Zoning Code: **B3**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Century 21 McLennan & Company**  (978) 683-8008
Listing Agent: **Matthew McLennan**  (978) 660-3135
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Call List Agent, Accompanied Showings**

Showing: Buyer's Broker: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions:

Market Information

Listing Date: **10/14/2025**

Days on Market: Property has been on the market for a total of **12** day(s)

Expiration Date:

Original Price: **\$1,799,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **12** day(s)

Office Market Time: Office has listed this property for **12** day(s)

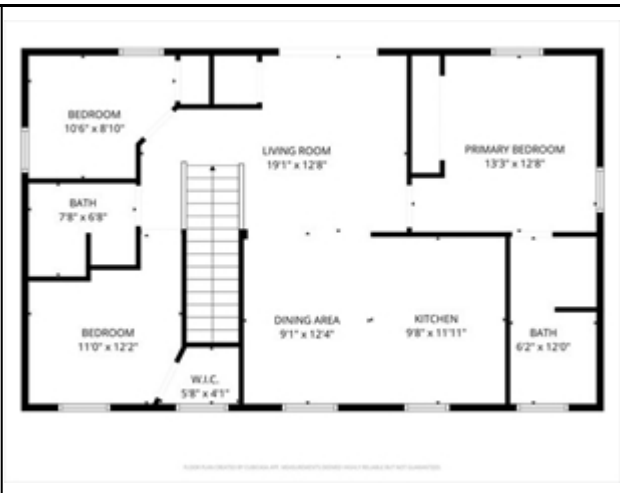
Cash Paid for Upgrades:

Seller Concessions at Closing:

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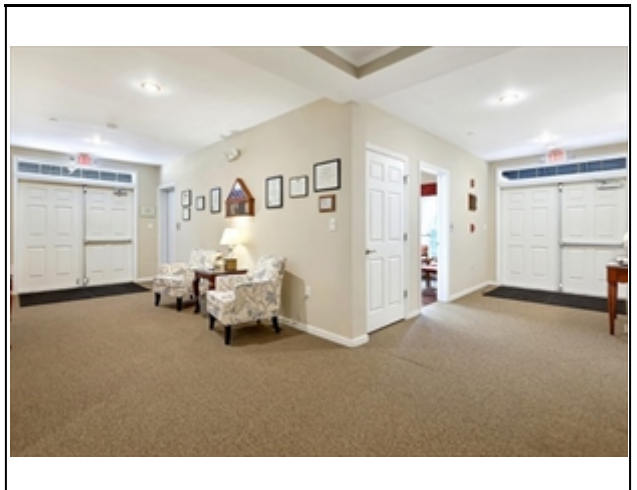
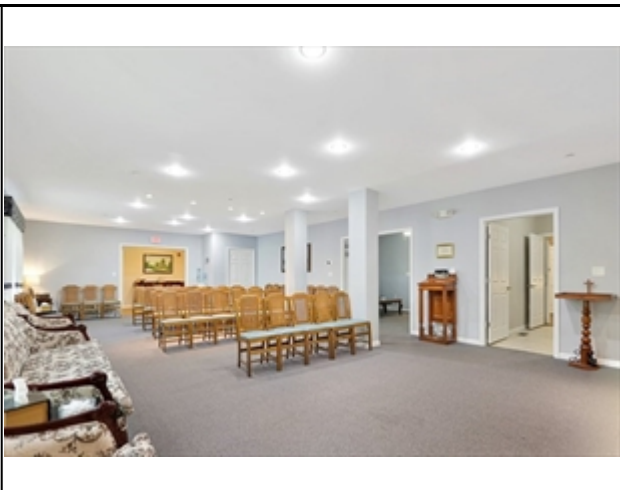
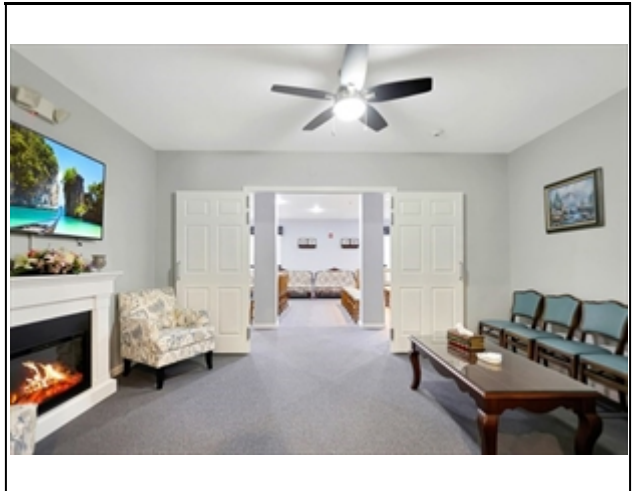
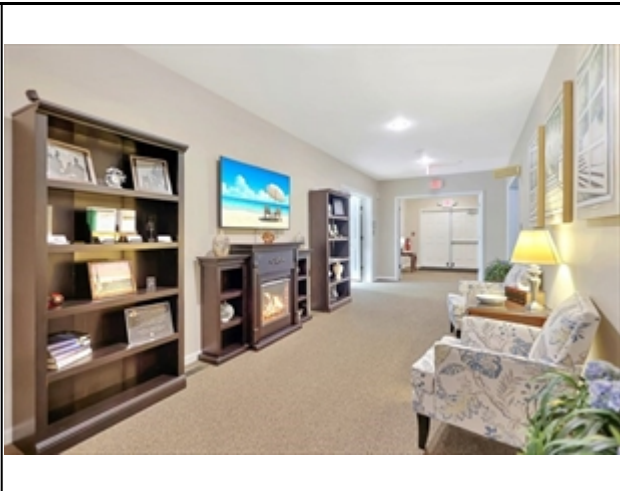
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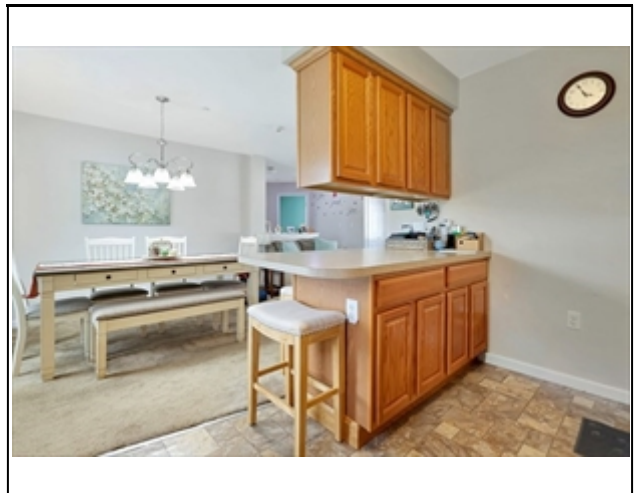
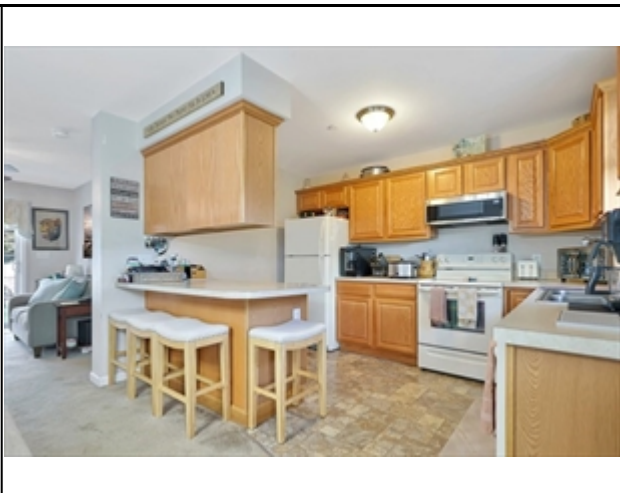
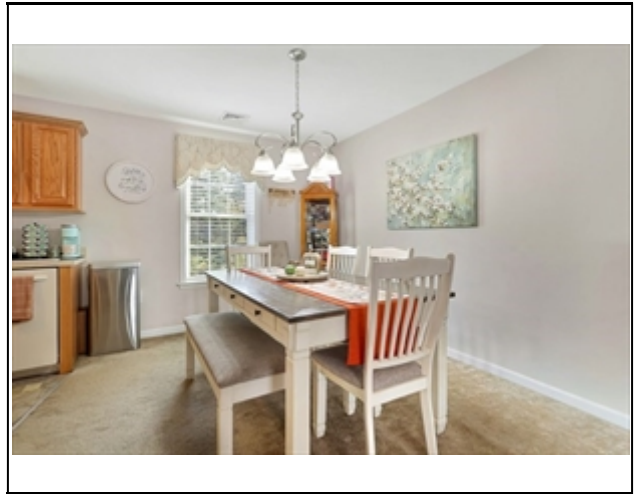
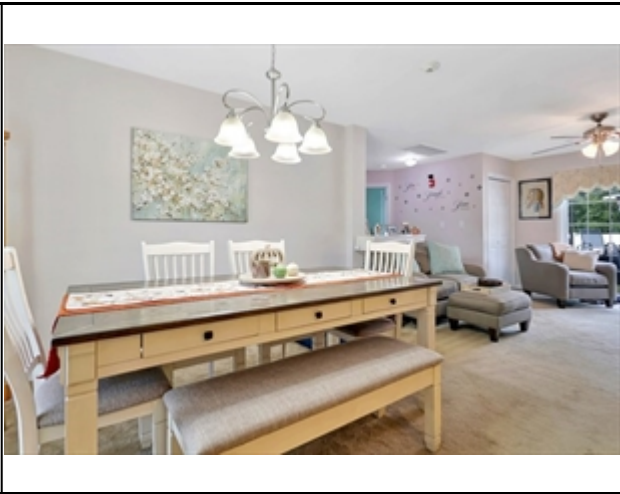
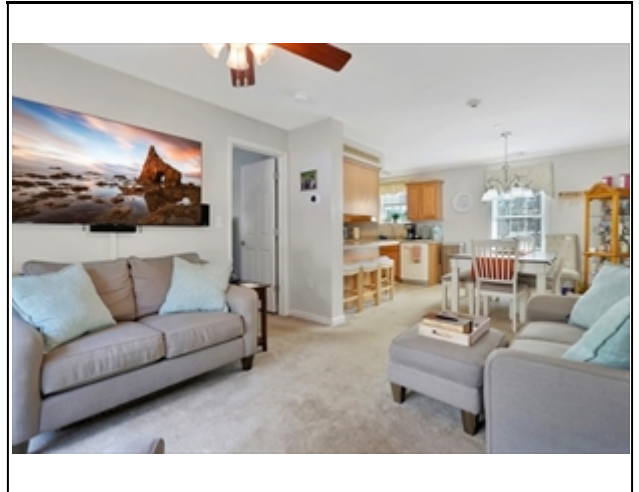
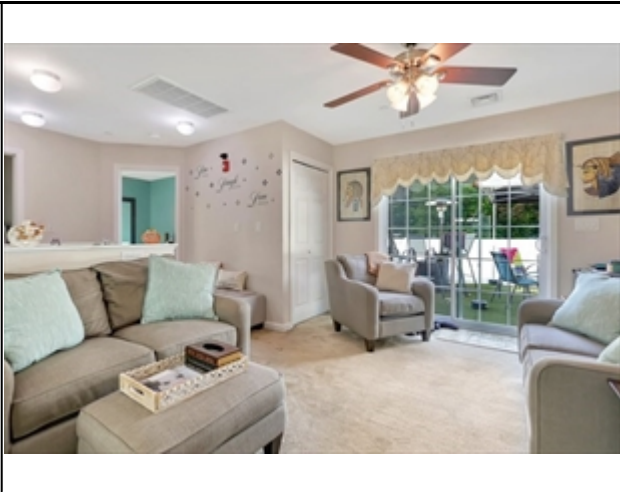
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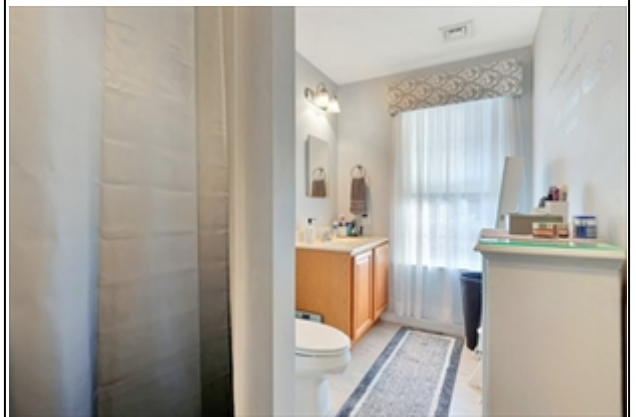


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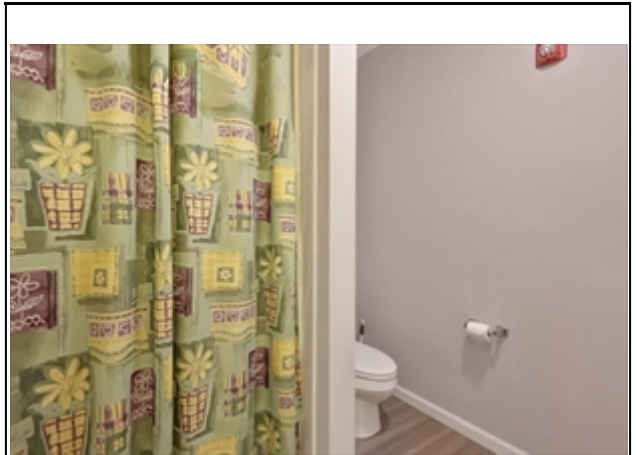
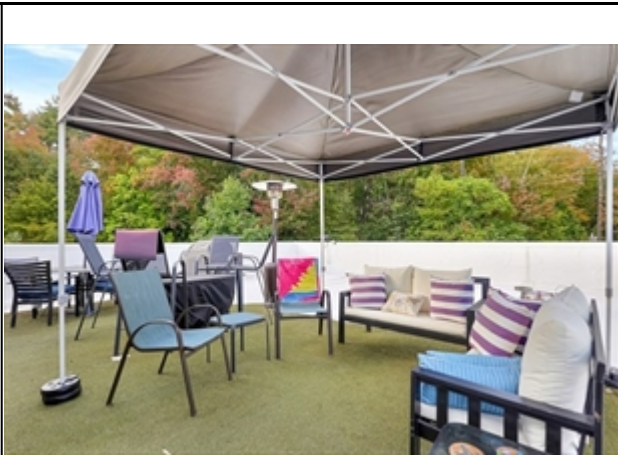
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