

OFFICE/RETAIL SPACE

1,595 SF
For Sale

1011 Osgood St, Unit 7
North Andover, MA

**AVAILABLE:**

1,595 SF

USES:

Professional office/retail space

OFFERED FOR SALE:

\$349,000

NEARBY TENANTS:

Neighbor tenants in the complex include dental, chiropractic and medi-spa practices.

LOCATION:

Great Pond Crossing Condominiums are conveniently on Route 125, minutes away from I-495.

SUMMARY:

1,595 sf of completely reimagined office/retail/wellness space in desirable North Andover location. Great parking and signage located next to Butcher Boy Market in a thriving commercial zone. This space has served as office space, retail and pilates/wellness.

The information contained herein has been obtained through sources deemed reliable by JMJ Commercial Realty, Inc., but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



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S P A C E F O R S A L E

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PROPERTY PHOTOS



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2021 RENOVATION DETAILS:

- Completely redone electrical including all new LED lighting fixtures throughout.
- Utility/network server room refinished with storage cabinetry added.
- Completely networked with floor-standing rack and CAT throughout with gigabit smart switch installed.
- Ready for your computer systems, VOIP phones and network appliances.
- Complete flooring replacement with walk-off mat at entryway, LVT in hallway and large common room, new carpets in four office rooms and new modern tile added to bathroom, utility room (which is stubbed for a possible second bathroom) and kitchen.
- Pocket door added to large office for added light.
- Complete door hardware replacement and all doors painted and refinished.
- Complete kitchen remodel, creating open kitchenette and welcoming bar height lunch counter.
- New cabinets, counters and refrigerator.
- EcoBee smart WIFI thermostat installed.
- HVAC completely serviced.
- New paint throughout, including all doors and trim.
- New baseboard throughout.
- New exit light and emergency lights.
- Complete bathroom remodel with commercial design, tile, new faucet, all new lighting and new fixtures.
- Ceiling tile replacement.
- Television height recessed plugs added to every room and multiple LED televisions mounted and included with sale!

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