



## 100% LEASED | 40,359 SF MULTI-PURPOSE INCOME PROPERTY

MULTI-PURPOSE PROPERTY FOR SALE

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RETAIL PROPERTY FOR SALE

# Executive Summary



## OFFERING SUMMARY

Sale Price:	Call for Price
Building Size:	40,359 SF
Cap Rate:	6.13%
Lot Size:	3.53 Acres
Number of Units:	6
Price / SF:	-
Year Built:	1983
Renovated:	2016
Zoning:	SMU - Suburban Retail & Mixed Use District
Traffic Count:	22,000

## PROPERTY OVERVIEW

100% leased multi-tenant 40,359 SF suburban multi-purpose property for sale. The property features 18' clear, 39' column spacing, new LED lighting, roof, HVAC systems, and 4 loading docks accessible to the vacant space. Year 1 NOI is \$303,535 with annual increases on some leases as high as 8%.

## PROPERTY HIGHLIGHTS

- Recently updated LED Lighting, Roof, and HVAC Systems
- 4 Loading Docks
- Roof Replaced in 2018
- Parking Lot Lease Income

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Section 1

## FINANCIAL SUMMARY

Tenant	Suite	Size	Start	Expires	Rent
Mill City (Proposed)	1	21,777	09/01/22	08/31/27	\$252,000
Complete Game PT	2	1,523	10/01/19	01/16/23	\$15,539
Note: LL may terminate this lease upon 30 days' notice to Tenant that the Premises sold. Physical therapy exclusivity.No options. Tenant pays prorata utils.					
Game Time	3	12,163	05/01/22	04/30/27	\$100,463
Note: Five year option under same terms as the lease. 8% annual rental increases. Security deposit: \$8,154.44. Tenant pays prorata utilities.					
NESP	4	4,894	10/01/18	09/30/23	\$39,152
Note: Five year option, six months notice with 8% annual rent increases. Tenant pays prorata share of utilities. Security deposit is \$2,477.					
Mass American	5	0	09/01/18	08/31/38	\$0
Note: Two additional periods of five (5) years each, subject to the terms of the lease. 15 year rent abatement. Rent commences 2033 with 1.25% increase.					
Pridestar	6	0	01/15/18	06/30/25	\$24,000
Note: Loading docks may not be blocked.Student transportation exclusivity. Mobile office trailer is tenant's. T pays elec, security, plow, water, trash.					



Description Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
<b>Income</b>					
Rental Income	\$431,153	\$444,062	\$456,103	\$469,109	\$483,154
Expense Reimbursements	\$24,692	\$24,692	\$24,692	\$24,692	\$24,692
<b>Gross Scheduled Income</b>	<b>\$455,846</b>	<b>\$468,754</b>	<b>\$480,796</b>	<b>\$493,801</b>	<b>\$507,846</b>
General Vacancy	(\$22,792)	(\$23,438)	(\$24,040)	(\$24,690)	(\$25,392)
<b>Gross Operating Income</b>	<b>\$433,053</b>	<b>\$445,316</b>	<b>\$456,756</b>	<b>\$469,111</b>	<b>\$482,454</b>
<b>Expenses</b>					
Replacement Reserves	(\$10,250)	(\$10,250)	(\$10,250)	(\$10,250)	(\$10,250)
Building Insurance	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)
Snow Removal	(\$2,010)	(\$2,010)	(\$2,010)	(\$2,010)	(\$2,010)
Janitorial	(\$1,983)	(\$1,983)	(\$1,983)	(\$1,983)	(\$1,983)
Maintenance	(\$1,920)	(\$1,920)	(\$1,920)	(\$1,920)	(\$1,920)
Life Safety	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Taxes - Real Estate	(\$48,162)	(\$48,162)	(\$48,162)	(\$48,162)	(\$48,162)
Trash Removal	(\$1,070)	(\$1,070)	(\$1,070)	(\$1,070)	(\$1,070)
Utility - Electricity	(\$33,596)	(\$33,596)	(\$33,596)	(\$33,596)	(\$33,596)
Utility - Gas	(\$17,203)	(\$17,203)	(\$17,203)	(\$17,203)	(\$17,203)
Utility - Water/Sewer	(\$2,834)	(\$2,834)	(\$2,834)	(\$2,834)	(\$2,834)
<b>Total Operating Expenses</b>	<b>(\$129,528)</b>	<b>(\$129,528)</b>	<b>(\$129,528)</b>	<b>(\$129,528)</b>	<b>(\$129,528)</b>
<b>Operating Expense Ratio</b>	<b>29.91%</b>	<b>29.09%</b>	<b>28.36%</b>	<b>27.61%</b>	<b>26.85%</b>
<b>Net Operating Income</b>	<b>\$303,525</b>	<b>\$315,788</b>	<b>\$327,228</b>	<b>\$339,583</b>	<b>\$352,926</b>

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Tenant: Mill City (Proposed)  
 Suite: 1, 21,777 sf  
 Expiration Date: 8/31/2027

Description Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$252,000	\$254,000	\$254,000	\$254,000	\$254,000
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$252,000</b>	<b>\$254,000</b>	<b>\$254,000</b>	<b>\$254,000</b>	<b>\$254,000</b>
<b>Per rsf</b>	<b>\$11.57</b>	<b>\$11.66</b>	<b>\$11.66</b>	<b>\$11.66</b>	<b>\$11.66</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$252,000</b>	<b>\$254,000</b>	<b>\$254,000</b>	<b>\$254,000</b>	<b>\$254,000</b>
<b>Per rsf</b>	<b>\$11.57</b>	<b>\$11.66</b>	<b>\$11.66</b>	<b>\$11.66</b>	<b>\$11.66</b>



Tenant: Complete Game PT  
 Suite: 2, 1,523 sf  
 Expiration Date: 1/16/2023

Description Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$15,539	\$15,539	\$15,539	\$15,539	\$15,539
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024
<b>Total Potential Revenue</b>	<b>\$17,563</b>	<b>\$17,563</b>	<b>\$17,563</b>	<b>\$17,563</b>	<b>\$17,563</b>
<b>Per rsf</b>	<b>\$11.53</b>	<b>\$11.53</b>	<b>\$11.53</b>	<b>\$11.53</b>	<b>\$11.53</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$17,563</b>	<b>\$17,563</b>	<b>\$17,563</b>	<b>\$17,563</b>	<b>\$17,563</b>
<b>Per rsf</b>	<b>\$11.53</b>	<b>\$11.53</b>	<b>\$11.53</b>	<b>\$11.53</b>	<b>\$11.53</b>

Tenant: Game Time  
 Suite: 3, 12,163 sf  
 Expiration Date: 4/30/2027

Description Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$100,463	\$108,500	\$117,180	\$126,554	\$136,678
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$16,164	\$16,164	\$16,164	\$16,164	\$16,164
<b>Total Potential Revenue</b>	<b>\$116,627</b>	<b>\$124,664</b>	<b>\$133,344</b>	<b>\$142,718</b>	<b>\$152,843</b>
<b>Per rsf</b>	<b>\$9.59</b>	<b>\$10.25</b>	<b>\$10.96</b>	<b>\$11.73</b>	<b>\$12.57</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$116,627</b>	<b>\$124,664</b>	<b>\$133,344</b>	<b>\$142,718</b>	<b>\$152,843</b>
<b>Per rsf</b>	<b>\$9.59</b>	<b>\$10.25</b>	<b>\$10.96</b>	<b>\$11.73</b>	<b>\$12.57</b>



Tenant: NESP  
 Suite: 4, 4,894 sf  
 Expiration Date: 9/30/2023

Description Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$39,152	\$42,023	\$45,385	\$49,016	\$52,937
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$6,504	\$6,504	\$6,504	\$6,504	\$6,504
<b>Total Potential Revenue</b>	<b>\$45,656</b>	<b>\$48,527</b>	<b>\$51,889</b>	<b>\$55,520</b>	<b>\$59,441</b>
<b>Per rsf</b>	<b>\$9.33</b>	<b>\$9.92</b>	<b>\$10.60</b>	<b>\$11.34</b>	<b>\$12.15</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$45,656</b>	<b>\$48,527</b>	<b>\$51,889</b>	<b>\$55,520</b>	<b>\$59,441</b>
<b>Per rsf</b>	<b>\$9.33</b>	<b>\$9.92</b>	<b>\$10.60</b>	<b>\$11.34</b>	<b>\$12.15</b>

Tenant: Mass American  
 Suite: 5, 0 sf  
 Expiration Date: 8/31/2038

Description Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$0	\$0	\$0	\$0	\$0
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>



Tenant: Pridestar  
 Suite: 6, 0 sf  
 Expiration Date: 6/30/2025

Description Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$24,000</b>	<b>\$24,000</b>	<b>\$24,000</b>	<b>\$24,000</b>	<b>\$24,000</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$24,000</b>	<b>\$24,000</b>	<b>\$24,000</b>	<b>\$24,000</b>	<b>\$24,000</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

Description Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
<b>Potential Lease Revenue</b>					
Base Rental Income	\$431,153	\$444,062	\$456,103	\$469,109	\$483,154
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$24,692	\$24,692	\$24,692	\$24,692	\$24,692
<b>Potential Lease Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Lease Commissions	\$0	\$0	\$0	\$0	\$0
<b>Net Lease Cash Flow</b>	<b>\$455,846</b>	<b>\$468,754</b>	<b>\$480,796</b>	<b>\$493,801</b>	<b>\$507,846</b>
<b>Additional Information</b>					
SF Expires	1,523	6,417	1,523	1,523	13,686
Dollars Expires	\$15,539	\$57,562	\$39,539	\$39,539	\$176,217

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**Acquisition Costs**

Purchase Price, Points and Closing Costs	\$4,950,000
Investment - Cash	\$1,237,500
First Loan (Fixed)	\$3,712,500

**Investment Information**

Purchase Price	\$4,950,000
Price per SF	N/A

**Financial Indicators**

Cash-on-Cash Return Before Taxes	5.24%
Debt Coverage Ratio	1.27
Capitalization Rate	6.13%
Gross Income / Square Feet	\$0.00
Gross Expenses / Square Feet	\$0.00
Operating Expense Ratio	29.91%

**Income, Expenses & Cash Flow**

<b>Gross Scheduled Income</b>	<b>\$455,846</b>
Total Vacancy and Credits	(\$22,792)
Operating Expenses	(\$129,528)
<b>Net Operating Income</b>	<b>\$303,525</b>
Debt Service	(\$238,732)
<b>Cash Flow Before Taxes</b>	<b>\$64,793</b>

Before-Tax Cash Flow Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
<b>Before-Tax Cash Flow</b>					
<b>Gross Scheduled Income</b>	<b>\$455,846</b>	<b>\$468,754</b>	<b>\$480,796</b>	<b>\$493,801</b>	<b>\$507,846</b>
General Vacancy	(\$22,792)	(\$23,438)	(\$24,040)	(\$24,690)	(\$25,392)
Total Operating Expenses	(\$129,528)	(\$129,528)	(\$129,528)	(\$129,528)	(\$129,528)
<b>Net Operating Income</b>	<b>\$303,525</b>	<b>\$315,788</b>	<b>\$327,228</b>	<b>\$339,583</b>	<b>\$352,926</b>
Loan Payment	(\$238,732)	(\$260,435)	(\$260,435)	(\$260,435)	(\$260,435)
<b>Before-Tax Cash Flow</b>	<b>\$64,793</b>	<b>\$55,353</b>	<b>\$66,793</b>	<b>\$79,148</b>	<b>\$92,491</b>
<b>Cash-On-Cash Return</b>	<b>5.24%</b>	<b>4.47%</b>	<b>5.40%</b>	<b>6.40%</b>	<b>7.47%</b>

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## MULTI-PURPOSE PROPERTY FOR SALE

# Tenant Profiles



Opened in 2017, "The Mill" is a completely renovated three court volleyball facility located in Lowell, MA and is the only facility north of Connecticut dedicated specifically to volleyball. The once mattress storage facility has been fitted with sport court flooring, three adjustable nets, an indoor fitness center, and an outdoor beach court!



New England Strength & Performance offers comprehensive programs for conditioning and injury prevention while building strength and improving overall athleticism. We work with athletes at all levels, spanning sport, age and experience level. They specialize in youth athletic development, specialized athlete training and semi-private personal training.



Complete Game Physical Therapy opened in 2016 with the goal of offering athletes and active individuals of all ages the same high quality care received by professional athletes. They specialize in physical therapy while offering board certified orthopedic specialist and certified strength and conditioning specialists.



Pride Star is a transportation operation that offers chair car services, BLS & ALS ambulances, long distance transportation, and specialty student transportation. Pride Star will also offer medical detail services and training programs for EMS.



MassAmerican Energy deals in renewable energy, electricity, finance, economics, law and accounting. MAE's approach to maximizing the value of your photovoltaic investment includes financial performance, growth potential, market dynamics, economic factors and technological trends. They have extensive experience in solar system design.



Section 2

## PROPERTY INFORMATION

**MANSARD**



MULTI-PURPOSE PROPERTY FOR SALE

# Property Details

Sale Price	CALL FOR PRICE
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## BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	18.7 ft
Number of Floors	1
Year Built	1983
Year Last Renovated	2016
Roof	Rubber

## PROPERTY INFORMATION

Zoning	SMU
Property Sub type	Free Standing Building
Amenities	2 Market Baskets, CVS Pharmacy, Walgreens, and Advance Auto Parts.
Waterfront	Yes
Property Type	Retail

## UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	Natural Gas





MULTI-PURPOSE PROPERTY FOR SALE

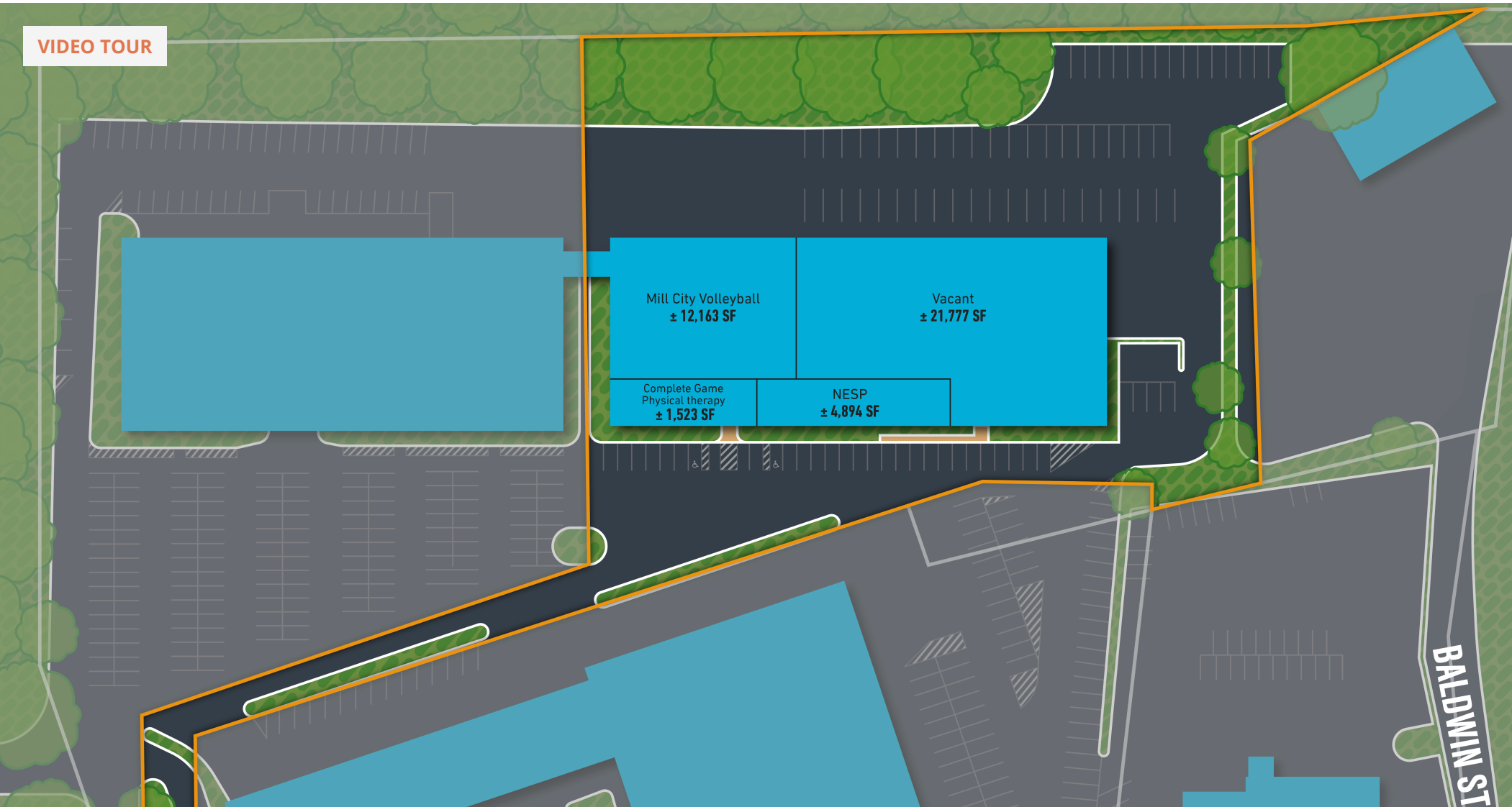
# Additional Photos





MULTI-PURPOSE PROPERTY FOR SALE

# Floor Plans

[VIDEO TOUR](#)



Section 3

## LOCATION INFORMATION

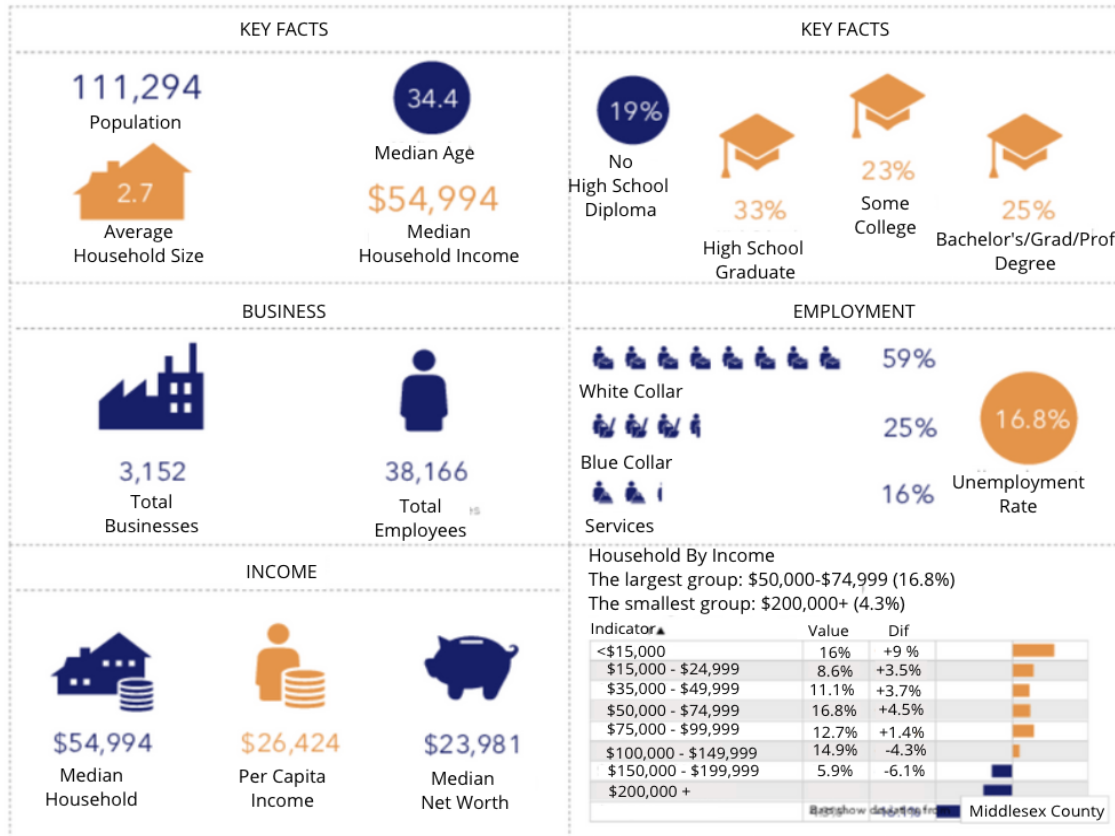
MANSARD



# Lowell, Massachusetts



THE CITY OF  
**LOWELL**  
THERE'S A LOT TO *like*



Lowell became known as the cradle of the American Industrial Revolution, due to a large series of textile mills. Many of Lowell's historic manufacturing sites have been preserved by the National Park Service and are now categorized as the Downtown Lowell Historic District . Many of the factories adjacent to the historical district have been renovated into Mill Apartments.



With a rapidly growing student population, Lowell is an emerging college town. With approximately 12,000 students at Middlesex Community College and 18,500 students at University of Massachusetts Lowell, Lowell is currently home to more than 30,000 undergraduate, graduate and doctoral students, and the location of some of the top research laboratories in Massachusetts.



With several highways close by and the MBTA commuter rail into Boston, Lowell is an ideal place to settle down for commuters. The city is about 30 miles from Boston and not far from the New Hampshire line. Logan International Airport and Manchester–Boston Regional Airport are both just a 30 minute drive.

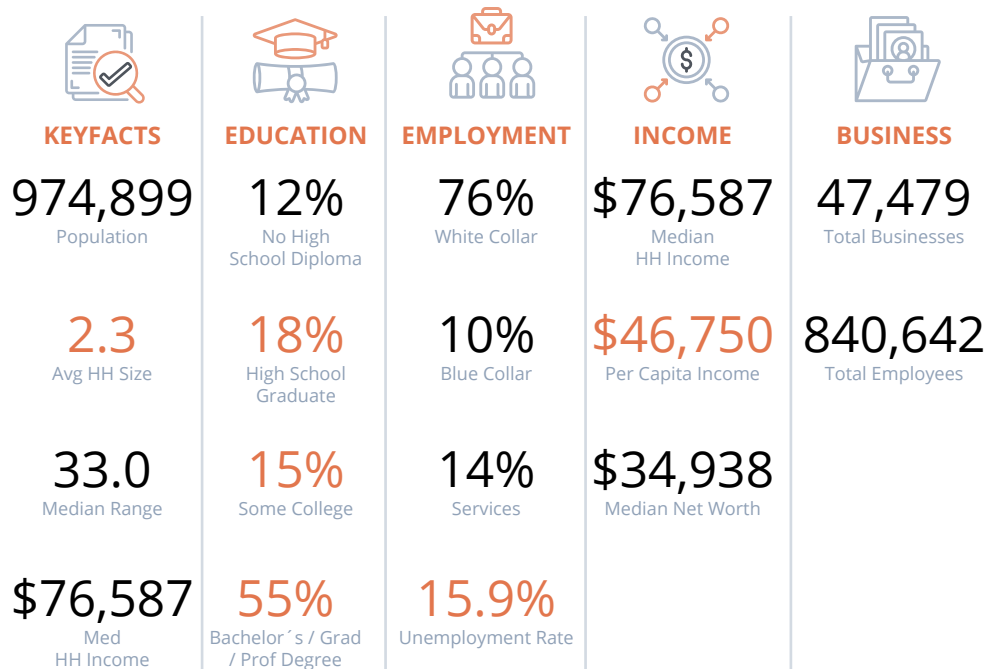


Located in Middlesex County, Lowell is a suburb of Boston with a population of 111,249. Living in Lowell offers residents an urban suburban mix feel and most residents rent their homes. Lowell boasts an impressive night life. There are dozens of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Lowell and residents tend to be liberal. The public schools in Lowell are above average.

**CITY of BOSTON** Boston is the capital and largest city in Massachusetts. Its one of the oldest cities in the United States being founded in 1630 and playing a key role in the American Revolution. The city covers over 4 Square miles with a population of over 667,000. Boston is the economic and cultural center of the metropolitan area known as Greater Boston. Boston is considered to be a world leader in innovation, with its many colleges and universities, welcoming students and faculty from across the globe, establishing Boston as an international center of higher education in law, medicine, engineering, business, and entrepreneurship. Boston has become the birthplace of nearly 2,000 startups, complementing its economic base in finance, business services, biotechnology, and information technology. Housing costs in Boston are among the highest in the nation, though lower than the more expensive communities in Massachusetts. As for the Boston Office Market, supply has kept up with the demand, vacancies are now the lowest they have been in a decade. As a result, Boston is trending to have some of the strongest rent growth in the nation.



## Demographics



## Households By Income

The largest group: \$100,000 - \$149,999 (16.1%)  
The smallest group: \$25,000 - \$34,999 (6%)(16.1%)

Indicator	Value	Diff	
<\$15,000	14.1%	-1%	
\$15,000 - \$24,999	7.1%	-0.6%	
\$25,000 - \$34,999	6%	0	
\$35,000 - \$49,999	8.7%	-0.2%	
\$50,000 - \$74,999	13.2%	0	
\$75,000 - \$99,999	11.5%	-0.1%	
\$100,000 - \$149,999	16.1%	+0.7%	
\$150,000 - \$199,999	9.3%	-0.1%	
\$200,000+	14%	+1.3%	

Bars show deviation from Suffolk County



MULTI-PURPOSE PROPERTY FOR SALE

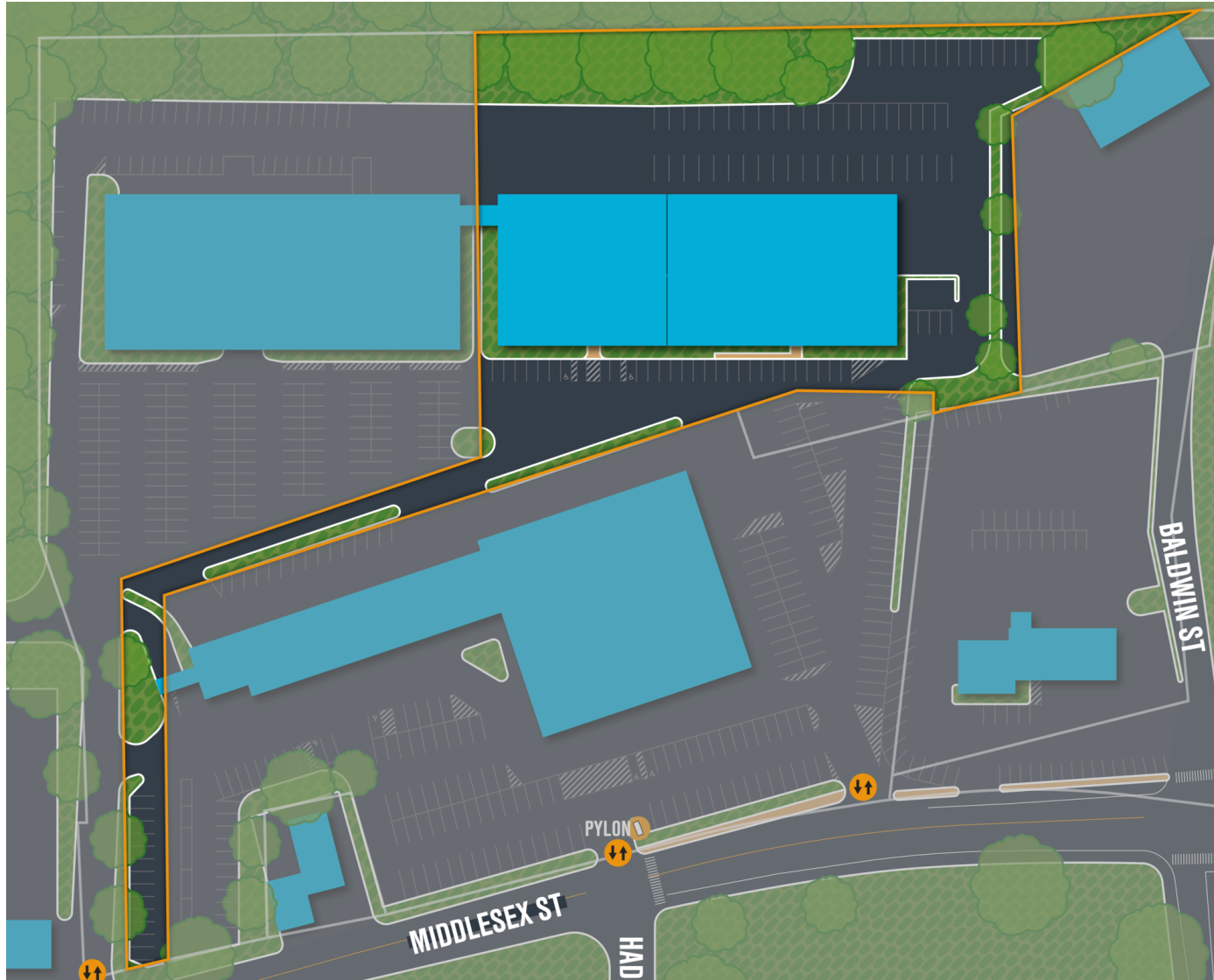
# Amenity Map





MULTI-PURPOSE PROPERTY FOR SALE

# Site Plan



(Not to Scale)

MULTI-PURPOSE PROPERTY FOR SALE

## Zoning Map (Showing SMU & RR Zones)



## ARTICLE XII: TABLE OF USES

[illegible]

\*\* Townhouse developments are not allowed in the NB, DMU, HRC or INST districts.

<sup>+</sup> See also Section 5.2.2. <sup>++</sup> [Ord. 11-24-09]

^See Section 11.3.10 [Ord. 12-12-17]

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12.2. CONVERSION OF DWELLING STRUCTURE																		
a. Existing single family detached dwelling converted for not more than two families, where all dimensional and other requirements are met, including all applicable provisions of Section 8.1.	N	Y	SP	N	N	Y	Y	SP	SP	SP	Y	SP	SP	N	SP	N	N	N
b. Other dwellings converted for more than two families; where all dimensional and other requirements are met, including all applicable provisions of Section 8.1.	N	SP	SP	N	N	N	SP	SP	SP	N	SP	SP	SP	N	SP	N	N	N
c. Buildings located in historic mill complexes or religious or educational buildings converted for more than two families; where all dimensional and other requirements are met, including all applicable provisions of Section 8.1.	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	N	PB	N	N	N

District Type:	Suburban				Traditional Neighborhood					Urban				Special Purpose			Industrial	
Districts:	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
12.3. INSTITUTIONAL, RECREATIONAL & EDUCATIONAL USES																		
a. Use of land or structures for exempt religious purpose.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Use of land or structures for exempt educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
c. Nonexempt educational use of land or structures, including, but not limited to, trade, professional or other schools conducted as a gainful business. *This use is allowed in an HRC, OP, LI or GI district by special permit only if the use is affiliated with an office or commercial activity.	N	N	SP	Y	N	N	N	SP	SP	N	N	SP	Y	SP*	Y	SP*	SP*	SP*
d. Licensed child care facility.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
e. Library or museum open to the public or connected with a permitted educational use and not conducted as a gainful business. *This use is allowed in an OP or HRC by special permit only if the use is affiliated with an office or commercial activity.	SP	Y	Y	Y	SP	SP	Y	Y	Y	SP	Y	Y	Y	SP*	Y	SP*	N	N
f. Commercial recreational facility, outdoor	SP	SP	Y	Y	SP	SP	SP	Y	Y	SP	SP	Y	Y	SP	Y	SP	SP	SP
g. Commercial recreational facility, indoor. If food or beverages are to be served or consumed, the establishment must also conform to the applicable district and use requirements listed herein.	N	N	SP	Y	N	N	N	SP	SP	N	N	SP	Y	Y	Y	Y	Y	SP
h. Community center, settlement house, humane society, or other similar facility operated by an educational, non-profit, public, or religious institution or organization not conducted as a gainful business.	SP	SP	Y	Y	SP	SP	SP	Y	Y	SP	SP	Y	Y	N	Y	N	N	N
i. Club or lodge, private.	N	SP	SP	SP	N	N	SP	SP	SP	N	SP	SP	SP	SP	Y	SP	N	N
j. Licensed hospital or other licensed establishment for the care of sick, aged, disabled or convalescent persons.	N	SP	SP	Y	N	SP	SP	SP	SP	N	SP	SP	Y	SP	Y	SP	SP	N
k. Other health care facility.	N	N	SP	SP	N	N	N	SP	SP	N	N	SP	SP	SP	SP	SP	N	N
l. Cemetery.	SP	SP	N	N	SP	SP	SP	N	SP	SP	SP	N	N	N	N	N	N	N
m. Institutional use not listed in any other use category.	N	SP	SP	SP	N	N	SP	SP	SP	N	SP	SP	SP	SP	SP	SP	N	N
n. reserved																		
o. Narcotic Detoxification and/or Maintenance Facilities [Ord. 3/12/13]	N	N	N	SP	N	N	N	N	N	N	N	N	N	SP	N	SP	SP	N
p. Adult Day Care Facility	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	N	PN	N	N	N



District Type:	Suburban				Traditional Neighborhood					Urban				Special Purpose			Industrial	
Districts:	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
<b>12.4. RETAIL, RESTAURANT, AND CONSUMER SERVICE USES</b>																		
a. Retail operation with 5,000 square feet or less of gross floor area per establishment	N	N	Y	Y	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	SP	SP
b. Retail operation with greater than 5,000 square feet of gross floor area per establishment	N	N	Y	Y	N	N	N	SP	SP	N	N	SP	Y	SP	Y	SP	SP	SP
c. Service Business	N	N	Y	Y	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	SP	SP
d. Restaurant, 5000 square feet or less gross floor area per establishment.	N	N	Y	Y	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	SP	SP
d1. Take-out restaurant [Ord. 4-3-07]	N	N	Y	Y	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	SP	SP
e. Restaurant, exceeding 5,000 square feet of gross floor area.	N	N	Y	Y	N	N	N	SP	SP	N	N	SP	Y	Y	Y	Y	SP	SP
f. Bar, saloon, or other establishment where alcoholic beverages are sold and consumed, but which is not licensed to prepare or serve food, with or without an entertainment license.	N	N	Y	Y	N	N	N	Y	SP	N	N	Y	Y	SP	SP	SP	SP	SP
g(1). Drive-in or drive-through establishment, where motorist does not have to leave his/her car, serving a restaurant, take-out restaurant, food retailer, beverage service establishment, or any other use not listed in 12.4(g)(2) below. [Ord. 11-16-10]	N	N	PB <sup>#</sup>	PB <sup>#</sup>	N	N	N	N	N	N	N	N	N	PB <sup>#</sup>	N	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>
g(2). Drive-in establishment or drive-through establishment, where motorist does not have to leave his/her car serving a pharmacy, bank, or financial services business. [Ord. 11-16-10]	N	N	PB <sup>#</sup>	PB <sup>#</sup>	N	N	N	PB <sup>#</sup>	N	N	N	PB <sup>#</sup>	N	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>
h. Veterinary establishment, kennel or pet shops or similar establishments	N	N	SP	SP	N	N	N	SP	SP	N	N	SP	SP	SP	N	SP	SP	SP
i. Funeral or undertaking establishment.	N	SP	SP	SP	N	N	SP	SP	SP	N	N	SP	SP	Y	N	Y	Y	Y
j. Adult entertainment establishments: [Ord. 2-14-12]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	N	N
k. Massage Therapy establishments:	N	N	N	SP	N	N	N	N	SP	N	N	N	SP	SP	N	SP	SP	N
l. Body Art Establishments (as defined by Board of Health Regulation):	N	N	SP	SP	N	N	N	SP	N	N	N	SP	SP	N	N	N	SP	N
m. Crafts Business	N	N	SP	Y	N	N	N	Y	Y	N	N	Y	Y	SP	SP	SP	Y	Y
n. Med Treatment Center	N	N	N	PB	N	N	N	N	N	N	N	N	N	PB	PB	PB	N	N
o. Rec Dispensary	N	N	N	PB	N	N	N	N	N	N	N	N	N	N	N	PB	N	N
p. <i>Reserved</i>																		
q. Movie or Live Performance Theatre	N	N	SP	Y	N	N	N	SP	Y	N	N	Y	Y	SP	SP	SP	SP	SP

District Type:	Suburban				Traditional Neighborhood					Urban				Special Purpose			Industrial	
Districts:	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
<b>12.5. OPEN AIR OR DRIVE-IN RETAIL AND SERVICE</b>																		
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial green house or nursery not exempt pursuant to G.L. c. 40A, s. 3	N	N	Y	Y	N	N	N	Y	Y	N	N	Y	Y	Y	SP	Y	Y	Y
b. Place for exhibition, lettering or sale of gravestones.	N	N	SP	SP	N	N	N	SP	SP	N	N	SP	SP	SP	N	SP	SP	SP
c. Open air or drive-in theater or other open air place of entertainment or athletics conducted for profit.	N	N	SP	SP	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP
d. Open lot storage of new building materials, machinery and new metals but not including junk, scrap metal, rags, waste paper and similar materials provided the area so used is enclosed by a 6 foot high wall or tight fence.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	SP
e. Open lot storage of used lumber or other building materials, provided that the area so used is surrounded by a 6 foot high wall or tight fence.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	SP
f. Open lot storage of coal, coke, sand or other similar materials, or such storage in silos or hoppers, provided the area so used is surrounded by a 6 foot high wall or tight fence.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	SP

<sup>#</sup> [Ord. 3-22-2017]

District Type:	Suburban				Traditional Neighborhood					Urban				Special Purpose			Industrial	
Districts:	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
<b>12.6. AUTOMOTIVE AND RELATED USES</b>																		
a. Automotive Sales, indoor	N	N	SP	Y	N	N	N	SP	N	N	N	SP	N	N	SP	N	Y	Y
b. Automotive Sales, outdoor	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y
c. Automotive service station	N	N	SP	SP	N	N	N	SP	SP	N	N	SP	N	SP	N	SP	Y	Y
d. Automotive repair garage	N	N	SP	SP	N	N	N	SP	SP	N	N	SP	N	SP	N	SP	Y	Y
e. Autobody or paint shops	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y
f. Car washing establishment	N	N	SP	SP	N	N	N	SP	SP	N	N	SP	SP	SP	N	SP	Y	Y
g. Parking lots and structures other than those provided as an accessory use to the principal use being conducted on the lot, in conformance with this zoning code.	N	N	SP	SP	N	N	N	SP	SP	N	N	SP	SP	SP	SP	SP	SP	SP
h. A private parking structure or parking area, used solely for the parking of passenger cars of residents of other lots located within 400 feet or their guests, owned or operated by private individual(s), trust(s), association(s), or corporation(s).	N	SP	SP	SP	N	N	SP	SP	SP	N	SP	SP	SP	N	SP	N	N	N
i. A private parking structure or parking area, used solely for the parking of passenger cars of residents of other lots located within 400 feet or their guests, owned and operated by a registered not-for-profit or public entity and not operated as a gainful business.	N	SP	SP	SP	N	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	N	N	N
i. Lot for stowing towed vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	SP
<b>12.7. UTILITIES, TELECOMMUNICATIONS, AND PUBLIC SERVICE USES</b>																		
a. Public utility or service facilities	SP	SP	Y	Y	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	SP	Y	Y	Y
b. Municipal facility, other than those set forth in subsection c, below	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
c. Municipal service facilities operated by the City of Lowell Department of Public Works, Lowell Water Utility, or Lowell Wastewater Utility.	SP	SP	Y	Y	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	SP	Y	Y	Y
d. Radio or television studio.	N	N	Y	Y	N	N	N	SP	SP	N	N	SP	Y	Y	Y	Y	Y	Y
e. Radio or television transmission stations (including towers related to said use).	N	N	SP	SP	N	N	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y
f. Telecommunications facilities	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#	PB#
g. Large Wind Energy Facility [Ord. 5-25-10]	N	N	N	PB	N	N	N	N	N	N	N	N	N	Y	PB	PB	Y	Y
*[Ord. 3-22-17]																		
<b>12.8. OFFICE AND LABORATORY USES</b>																		
a. Business or professional office, with a gross floor area of 5000 square feet or less.	N	N	Y	Y	N	N	N	Y	Y	N	N	Y*	Y*	Y	Y	Y	Y	Y
b. Business or professional office, with a gross floor area greater than 5000 square feet.	N	N	Y	Y	N	N	N	Y	SP	N	N	Y*	Y*	Y	Y	Y	Y	Y
c. Medical or dental center or clinic, including laboratories incidental thereto.	N	N	Y	Y	N	N	N	Y	Y	N	N	Y*	Y*	SP	Y	SP	SP	SP
d. Telephone Answering Service/Call Center.	N	N	Y	Y	N	N	N	Y	SP	N	N	Y	Y	Y	Y	Y	Y	Y
e. Laboratories or research facilities, provided any manufacturing is incidental to the operation of the facility, does not exceed fifty percent of the gross floor area of the building and is not injurious to the surrounding area by nature of dust, noise, smoke and odors.	N	N	Y	Y	N	N	N	SP	N	N	N	SP	Y	Y	Y	Y	Y	Y
f. Testing	N	N	N	PB	N	N	N	N	N	N	N	N	N	PB	PB	PB	Y	Y

\* Indicates that a SP with the Planning Board is required if a new office, center or clinic is looking to locate within the ground floor of a structure – See Sec. 9.3 for information regarding the Downtown Overlay District [Ord. 12-12-17]

District Type:	Suburban				Traditional Neighborhood					Urban				Special Purpose			Industrial	
Districts:	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
12.9. INDUSTRIAL USES																		
a. Distribution center, parcel delivery center, delivery warehouse	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	Y	Y
b. Self-storage facility.	N	N	N	N	N	N	N	N	N	N	N	N	SP	N	SP	N	Y	Y
c. Steam laundry or dry cleaning plant.	N	N	N	SP	N	N	N	N	N	N	N	N	SP	SP	SP	SP	Y	Y
d. Food and beverage manufacturing, bottling or processing and commissary.	N	N	N	SP	N	N	N	N	N	N	N	SP*	SP	SP	SP	SP	Y	Y
e. Commercial storage warehouse, cold storage plant, or storage building	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	N	Y	Y
f. Wholesale business, including storage associated with said business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	N	Y	Y
g. Manufacturing, assembly, reconditioning and processing plant	N	N	N	SP	N	N	N	N	N	N	N	N	SP	SP	SP	SP	Y	Y
h. RR freight terminals, shops and yards.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP
i. Rendering or preparation of grease tallow, fats and oils, manufacture of shortening, table and other food oils but not including garbage, dead animals, offal or refuse reductions.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP
j. Stone cutting, shaping and finishing in completely enclosed buildings.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP
k. Recycling facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	Y
l. Dismantling or wrecking of used motor vehicles and storage and sale of the parts provided that open lot storage shall not exceed 12 feet in height and that the area so used shall be enclosed by a tight wall or fence of at least the same height as the material so stored.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP
m. Truck or bus terminal, yard or building for storage or servicing of trailers, trucks, shipping containers, or buses and parking lot for trucks.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y
n. Processing of sand and gravel and the manufacture of bituminous concrete.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
o. Open lot storage of junk, scrap, rags, paper, junked vehicles and other similar salvage articles provided that open lot storage shall not exceed 12 feet in height and that the area so used shall be enclosed by a tight wall or fence of at least the same height of the material so stored.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP
p. Manufacture, processing, assembly or other industrial operations subject to Building and Health Department Regulations without limit as to category or product except as otherwise listed in this Table, or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of 500 feet from the premises, but the following are expressly prohibited: (a) Stockyard or abattoir (b) Petroleum refining (c) Smelting of zinc, copper or iron ores (d) Incineration or reduction of garbage, offal or dead animals except as conducted by the City of Lowell (e) Cement, lime or gypsum manufacture (f) Explosives or fireworks manufacture	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	SP
q. Gravel or material removed	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

\*[Ord. 12-12-17]

District Type:	Suburban				Traditional Neighborhood					Urban				Special Purpose			Industrial	
Districts:	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
r. Contractor Garage	N	N	SP	SP	N	N	N	SP	N	N	N	SP	N	N	N	N	Y	Y
s. Portable Storage Unit or Shipping Container larger than 120 sf (as a primary or accessory use)	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y
t. Cultivation	N	N	N	PB	N	N	N	N	N	N	N	N	N	PB	N	PB	Y	Y
12.10. SPECIAL USES																		
a. Planned Unit Development.	N	N	PB <sup>#</sup>	PB <sup>#</sup>	N	N	N	PB <sup>#</sup>	N	N	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>	PB <sup>#</sup>
b. Planned Residential Development.	CC	CC	CC	N	CC	CC	CC	CC	N	CC	CC	CC	N	N	N	N	N	N
12.11. USES PROHIBITED OR NOT COVERED BY TABLE																		
a. A specific principal use or activity prohibited by the “N” designation or not covered in the preceding Table cannot be varied or authorized by the Board of Appeals in any district in which the land or structure is located. An applicant desiring to conduct such a use of activity not authorized will need to apply for amendment to the zoning code in the manner provided for by Chapter 40A, the State Zoning Act.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
12.12. SCIENTIFIC ACCESSORY USES																		
a. Scientific Uses which are necessary in connection with scientific research, scientific development or related production activities which are permitted in the above tables.	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP
12.13. ARTIST USES [Ord. 11-16-10]																		
a. Artist Live/Work Space. *may be permitted by special permit only within the boundaries of the Artist Overlay District created by Section 9.2.	N	N	N	N	N	N	N	N	N	N	SP*	SP*	SP*	N	N	N	SP*	N
b. Art/Craft Studio	N	N	SP	SP	N	N	N	SP	SP	N	N	Y	Y	SP	Y	SP	SP	SP

<sup>#</sup> [Ord. 3-22-2017]

## ARTICLE XIII: TABLE OF ACCESSORY USES

[illegible]



MULTI-PURPOSE PROPERTY FOR SALE

# Company Info



Our commitment to you.

## LOCAL EXPERTISE

More than 85 percent of sales in this area are purchased by MA- or NH-based investors. MANSARD maintains strong local relationships as well as a database of qualified buyers for local commercial properties. We know who has owned what properties, so we can match buyers to the size and types of properties they are most interested in owning. Going straight to the most-likely buyers saves you time and hassle, getting you a successful deal at the right price. Over the last 18 years, we've become experts in local high-value commercial real estate sales. We've negotiated the sale of more than 1,000 properties using the MANSARD Portfolio Method. That's why our clients trust us with their portfolios.

## MARKET KNOWLEDGE

There is no substitute for understanding the local market trends when selling a commercial real estate property in Massachusetts and New Hampshire. For instance, on paper it might have looked like nothing much had changed in the commercial real estate market in MA and NH between 2017 and 2018. Transaction volume was about the same both years. But there was a key difference under the surface: The average price per square foot had increased 23.6%. That meant sellers were asking for more and buyers were willing to pay. Having a local expert on your team ensures you get the right price for your local property.

## CONFIDENTIALITY

Some owners don't want their business to be known, especially by their tenants, so they need a private sale. Because of MANSARD's excellent relationships in the local market, you may not require a public sale. We have access to the people who will pay the right price and close the deal without a public listing.

## NON-STOP MARKETING

No real estate deal is complete until its closed. It is not uncommon to have several agreements reach the final stages then fall through before the deal closes. That means we never stop marketing your property to new potential buyers until the deal is officially closed. It takes perseverance to sell a commercial real estate property. At MANSARD, we'll help you stay calm and positive as we maneuver through the offers and negotiations, until we can celebrate the successful sale together.

**JEREMY CYRIER, CCIM**

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