

OFFICE FOR SALE

ONE HARRIS STREET PROFESSIONAL BUILDING

One Harris St, Unit 4, Newburyport, MA 01950



OFFERING SUMMARY

SALE PRICE:	\$375,000
AVAILABLE SF:	968 SF
RENOVATED:	2021
ZONING:	C
MARKET:	Boston
SUBMARKET:	North Shore
TRAFFIC COUNT:	5,398
PRICE / SF:	\$387.40

PROPERTY OVERVIEW

Faulkner Commercial Group is pleased to represent the seller of this office condominium in downtown Newburyport. This 968sf office condo on the second floor of One Harris St professional office building was just completely updated and renovated with new finishes from floor to ceiling, and new electrical and HVAC. You will take pride in welcoming clients to this beautifully appointed second-floor office space that is comfortable and warm for your clients and your staff.

This space features open and private office spaces, a kitchenette, and a storage room. This is within easy walking distance to all that downtown Newburyport has to offer, restaurants, retail, and the historic Newburyport waterfront. Prospective buyers should perform due diligence as to all material details and suitability for their intended use.

PROPERTY HIGHLIGHTS

- Newly Renovated Professional Office
- Downtown Newburyport Location- State and Harris St
- Stunning Space Suitable for Professional Uses
- Walking Distance to Restaurants, Shops, and the Waterfront

KW COMMERCIAL
138 River Road,
Suite 107
Andover, MA 01810

LAUREN DEFRADESCO
Commercial Advisor
0: 800.281.1316
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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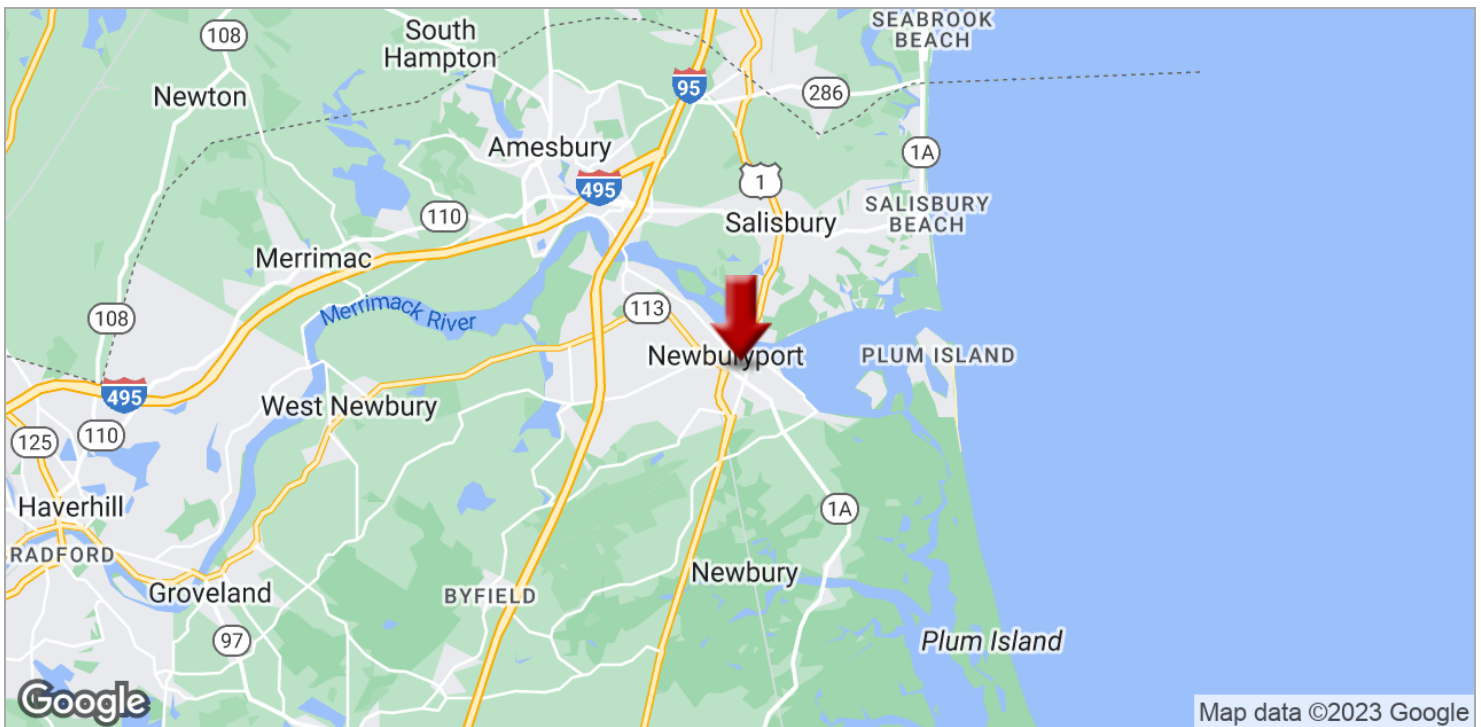
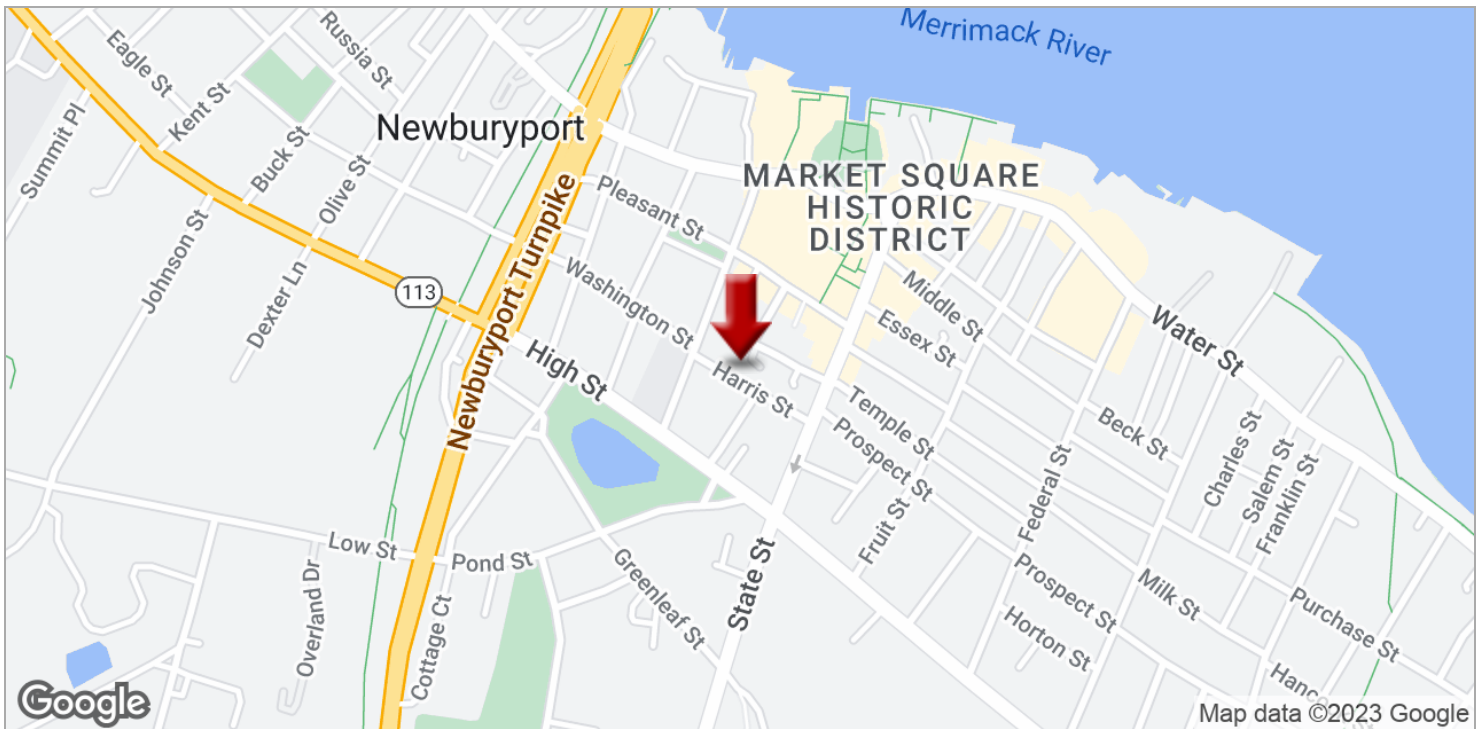
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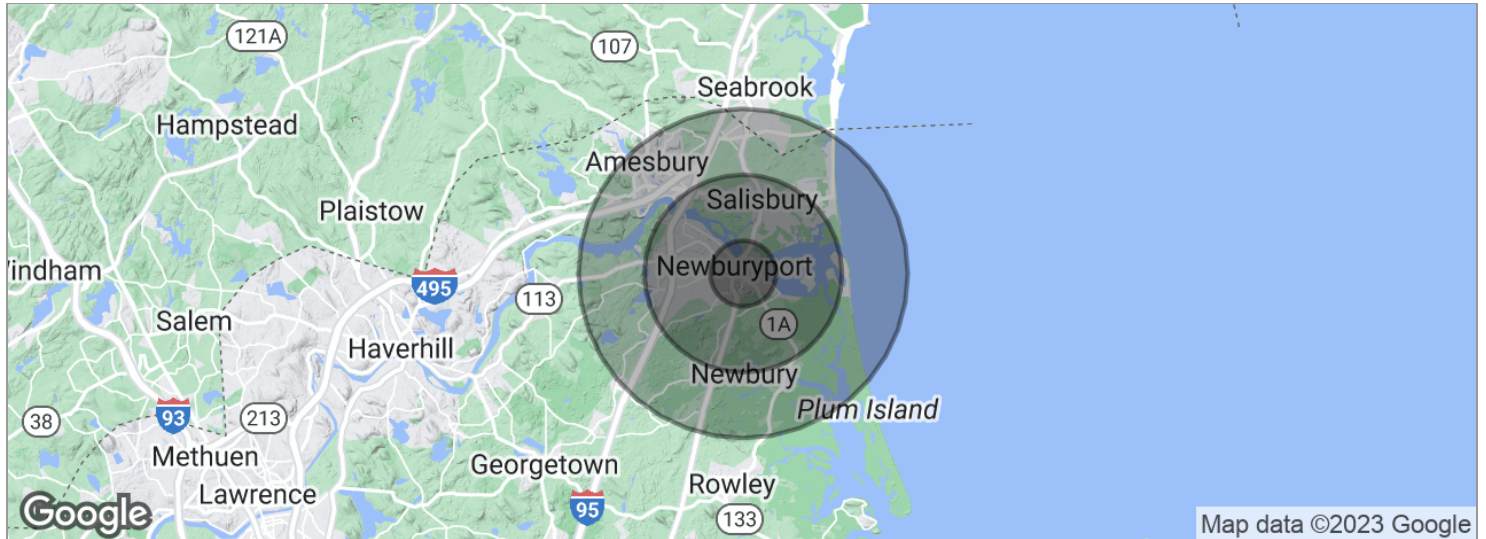
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,125	24,192	50,073
Median age	48.2	45.8	44.4
Median age (male)	45.0	44.3	43.2
Median age (Female)	48.8	46.5	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,191	10,790	21,124
# of persons per HH	1.9	2.2	2.4
Average HH income	\$89,571	\$96,129	\$95,921
Average house value	\$434,083	\$440,498	\$415,500

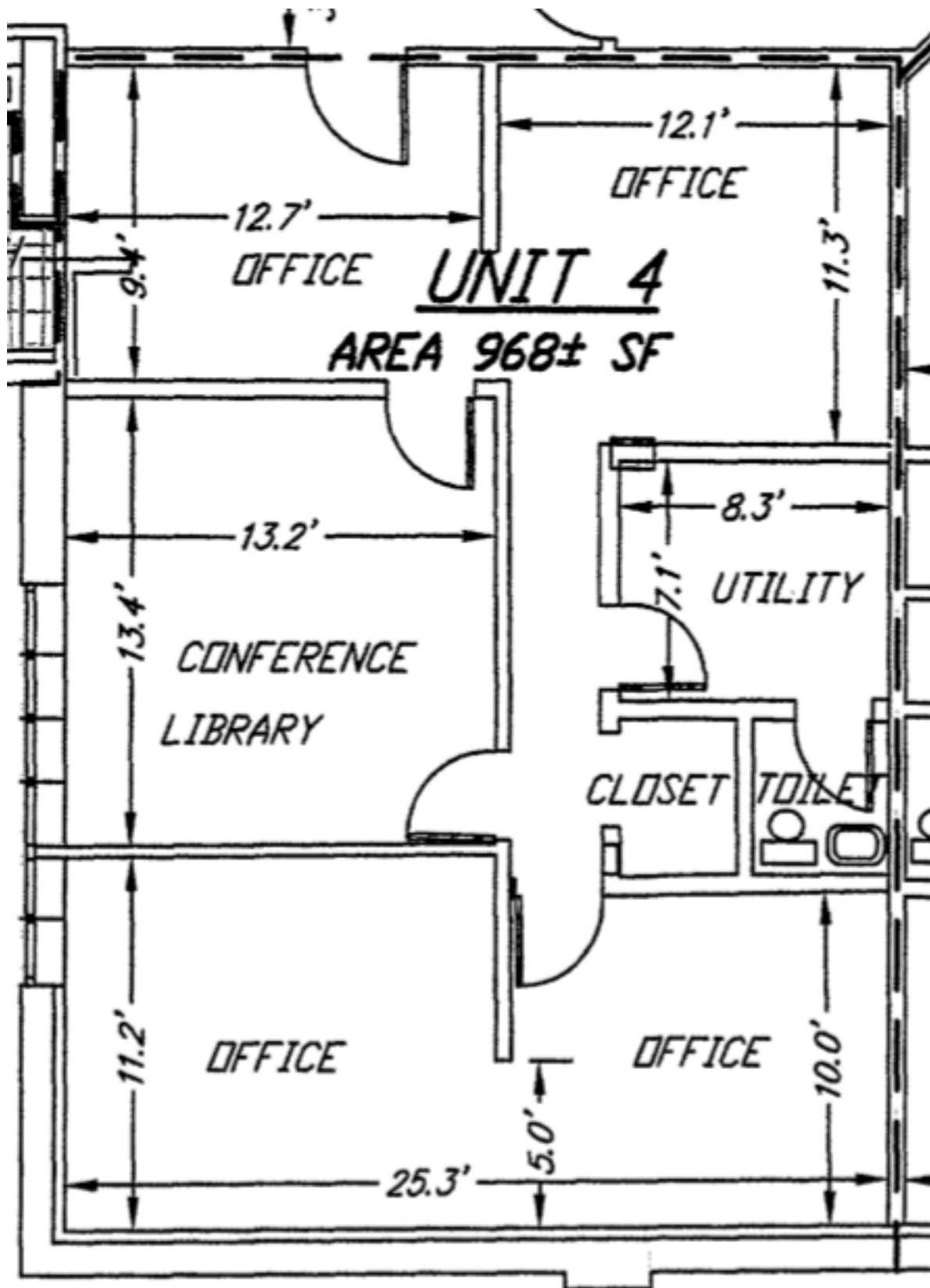
* Demographic data derived from 2020 ACS - US Census

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1 HARRIS ST UNIT 4

Location	1 HARRIS ST UNIT 4	MBLU	13/ 5/D / /
Owner	ADRI INC	Assessment	\$235,000
PID	103257	Building Count	1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$235,000	\$0	\$235,000

Owner of Record

Owner	ADRI INC	Sale Price	\$160,000
Co-Owner		Certificate	
Address	1 HARRIS ST UNIT 4 NEWBURYPORT, MA 01950	Book & Page	26386/0110
		Sale Date	12/15/2006
		Instrument	1J

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ADRI INC	\$160,000		26386/0110	1J	12/15/2006
ONE HARRIS STREET COMPANY	\$0		6932/0490		05/07/1982

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 968

Building Attributes	
Field	Description
Style:	Condo Office
Model	Com/Ind Condo
Stories:	2
Grade	Average +10
Occupancy	1

Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	
Pct Low Ceiling	
Unit Locn	
Kitchen Grd	
Grade	Average +10
Stories:	2
Residential Units:	0
Exterior Wall 1:	Brick/Masonry
Exterior Wall 2:	Vinyl Siding
Roof Structure	Flat
Roof Cover	Tar&Gvl/Rubber
Cmrcl Units:	8
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos/\01\00\68\33.jpg>)

Building Layout

FUS[968]

(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/103257>)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	968	968
		968	968

Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 3401	Size (Acres) 0
Description OFF CONDO MDL-06	Depth
	Assessed Value \$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$235,000	\$0	\$235,000

125
4

CONDOMINIUM UNIT DEED

2006121500093 Bk:26386 Pg:110
12/15/2006 10:07:00 DEED Pg 1/4

One Harris Street Company, a Massachusetts limited partnership (hereinafter called the "Grantor"), in full consideration of One Hundred Sixty Thousand (\$160,000.00) Dollars grant to ADRI, Inc, a Massachusetts corporation having a mailing address of One Harris Street, Newburyport, Massachusetts, hereinafter called the "Grantee",

with QUITCLAIM COVENANTS,

the Condominium Unit known as Condominium Unit Number 4 (hereinafter called the "Subject Unit"), in the Condominium known as One Harris Street Condominium, a Condominium (hereinafter called the "Condominium"), established by Master Deed dated November 20, 2006 and recorded on November 21, 2006, in the Essex South District Registry of Deeds in Book 26309, Page 556 (hereinafter called the "Master Deed").

The post office address of the Condominium is One Harris Street, Newburyport, Massachusetts 01950. The land is described in said Master Deed. This Deed, the Subject Unit and the Condominium are subject to the provisions of Massachusetts General Laws, Chapter 183A ("Condominiums").

The Subject Unit is shown on the Master Plan of the Condominium filed in the Essex South District Registry of Deeds and on the Unit Plan of the Subject Unit, which is attached hereto, and the verified statement of a registered engineer in the form required by Massachusetts General Laws, Chapter 183A, Section 8 and 9, that is affixed to said Master Plans and Unit Plan.

The Subject Unit is hereby conveyed together with:

1. An undivided six and thirty four hundredths (6.34%) percent interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit;
2. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of construction of the Building, or that may come into existence hereafter as a result of:
 - (1) settling of the Building; or
 - (2) condemnation or eminent domain proceedings, or
 - (3) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the Condominium Trust as the same may be from time to time amended; or
 - (4) repair or restoration of the Building or any Unit therein after damage by fire or other casualty; and
3. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving the Subject Unit.

RETURN TO:
O'FLAHERTY LAW OFFICES
BOX 49
FILE # 04-299-4

The Subject Unit is hereby conveyed subject to:

1. Easements in favor of the adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of the adjoining units or common areas and facilities on the Subject Unit existing as a result of construction of the Building or that may come into existence hereafter as a result of:
 - (1) settling of the Building; or
 - (2) condemnation or eminent domain proceedings; or
 - (3) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the Condominium Trust as the same may be from time to time amended; or
 - (4) repair or restoration of the Building or any unit therein after damage by fire or other casualty; and
2. An easement in favor of the Owners of other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the Subject Unit and serving the other units;
3. The provisions of the Master Deed and Master Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the provisions of the Declaration of Trust of the Condominium Trust and the Bylaws and Rules and Regulations thereto (which Declaration of Trust of the Condominium Trust, Bylaws and Rules and Regulations, dated November 20, 2006, are recorded in the Essex South District Registry of Deeds, in Book 26309, Page 750, as the same may be amended from time to time by instruments recorded with said Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time interest or estate in the Subject Unit, including his or her family, tenants, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein;
4. Easements, rights, obligations provisions, agreements, restrictions, building line limitation, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed; and
5. The provisions of Massachusetts General Laws, Chapter 183A ("Condominiums").

For title reference, see deed of Thomas L. Fenn, Jr. dated April 30, 1982 and recorded and is recorded in the Essex South District Registry of Deeds in Book 6932, Page 490.

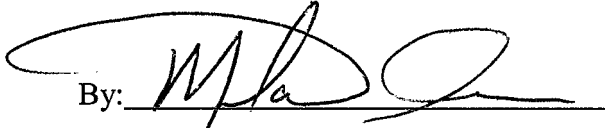
The Subject Unit is intended only for professional office use.

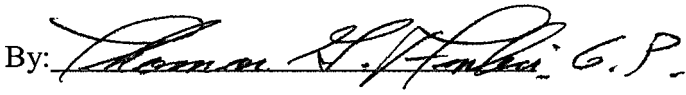
The Subject Unit shall not be used or maintained in a manner inconsistent with the provisions of the Master Deed, or of this Unit Deed, or the Condominium Trust and the Bylaws and rules and regulations thereto, as the same may from time to time be amended.

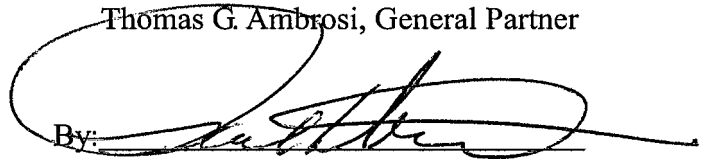
SALEM
DEEDS REG 10
12/15/06 10:00AM
000000 #000000
FEE \$729.60
CASH \$729.60
CANCELLED

EXECUTED as an instrument under seal this 14th day of December, 2006.

One Harris Street Company

By: 
Michael A. Donahue, General Partner

By: 
Thomas G. Ambrosi, General Partner

By: 
Paul D. Turbide, General Partner

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss


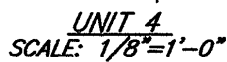
December 14, 2006

On this 14th day of December, 2006, before me, the undersigned notary public, personally appeared Michael A. Donahue, General Partner, proved to me through satisfactory evidence of identification, which was, driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public: Pirre Mitchell

My commission expires: 5/12/11



PAUL
DAMEN
URBIDE
No. 29290
REGISTERED
JULY 24/06
URBIDE, PE/PLS DATE

PAUL D. TURBIDE, PE/PLS DATE

**Civil Engineers &
Land Surveyors**
One Harris Street
Newburyport, MA
01860
(878) 465-8594

PORT ENGINEERING

JOB NO.
P0871
DATE,
10/09/06
DESIGN BY
P.D.T.
DRAWN BY
M.R.D.
CHECKED BY
P.D.T.
SHEET NO.
1 OF 1