



Details on the property located at
73 Turnpike - Unit A-1
Ipswich, MA 01938

List Price:
\$4,000

MLS # 72961301
Commercial/Industrial - Commercial



Frank Pasciuto

Pasciuto and Associates

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Directly on US-Route 1 and Facing Route 1. This space has a private office and open floor plan, clear span no columns. and DRIVE IN DOOR for loading and unloading. High Ceilings, fully carpeted with great natural light from windows. This would be great for retail furniture store, appliance store, convenience store, mortgage company, Insurance agency, small manufacturer, flower shop, walk in medical facility and more. Favorable zoning allows for a multitude of uses by right. Pylon sign and signage over the windows make it extremely visible and attractive.

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73 Turnpike - Unit A-1

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Essex County

Directions: **Route 1**

Remarks

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Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$1,257,100	Space Available For: For Lease
Office:	1	3,000	Bldg: \$4,011,500	Lease Type:
Retail:	1	3,000	Total: \$5,268,600	Lease Price Includes:
Warehouse:	1	3,000		Lease: Yes Exchange: No
Manufacturing:	1	3,000	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File: Yes
Total:	1	3,000	# Units: 1	

Drive in Doors: **1**

Loading Docks: **0**

Ceiling Height:

Restrooms:

Hndcp Accessibl:

Expandable:

Dividable:

Elevator:

Sprinklers:

Railroad siding:

Gross Annual Inc:

Gross Annual Exp:

Net Operating Inc:

Special Financing:

Assoc: Assoc Fee:

Lot Size: **4 Sq. Ft.**

Acres: **0**

Survey:

Plat Plan:

Lender Owned: **No**

Frontage:

Depth:

Subdivide:

Parking Spaces: **20**

Short Sale w/Lndr.App.Reg: **No**

Traffic Count:

Lien & Encumb:

Undgrnd Tank:

Easements:

Features

Location: **Urban, Suburban, Shopping Mall, Strip, Industrial Park, Office Park**

Parking Features: **Open, 11-20 Spaces, Improved Driveway, Paved Driveway, On Site**

Utilities: **Public Water, Private Sewer**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Year Established: **1992**

Year Established Source: **Public Record**

Tax Information

Pin. #:

Assessed: **\$5,268,600**

Tax: **\$67,754** Tax Year: **22**

Book: **37918** Page: **439**

Cert:

Zoning Code: **PC**

Zoning Desc: **Legal Conforming**

Map: Block: Lot:

Compensation

Cdr Agent: **Not Offered** Buyer Agent: **50%**

Facilitator: **50%**

Compensation Based On: **Net Sale Price**

Firm Remarks

Call Ray @ 339-206-1119 for info and showings.

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