

As the exclusive agent,
Nordlund Associates, Inc. is
pleased to present:

213 Elm Street

Route 110

Salisbury, MA

213 Elm Street is strategically positioned with 150' of direct frontage on Route 110 (Elm Street) and within 1/4 mile from I-95 (Exit 58) in Salisbury, MA.

The existing 4,000 SF +/- building consists of 2,800 SF +/- of footprint (on street/grade) plus 1,200 SF +/- of second floor finished professional office space.

Zoned Commercial on .34 acres.



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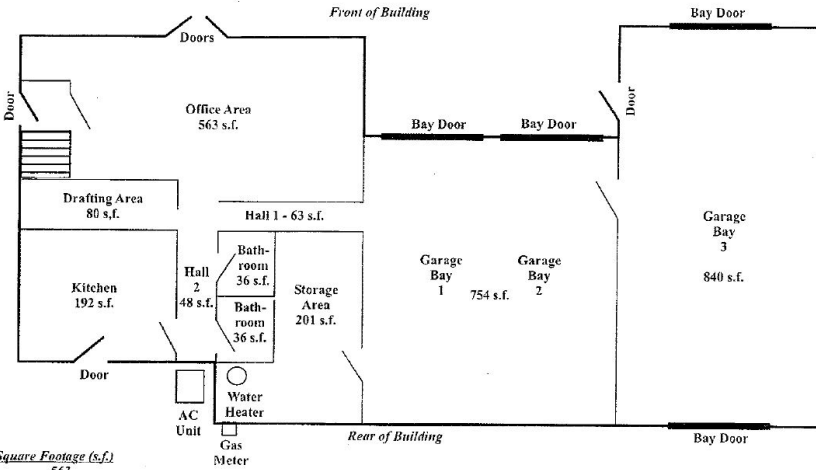


NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services

FLOOR PLANS

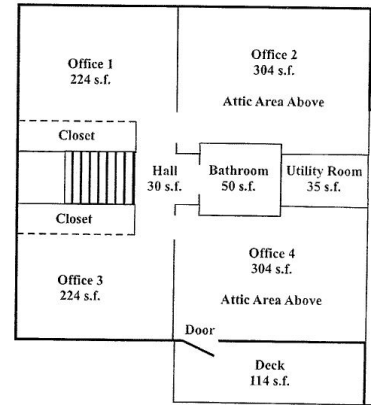
FIRST LEVEL



First Floor Square Footage (s.f.)

Office Area	563
Kitchen	80
Storage	201
Bathrooms	72
Drafting Area	80
Halls	143
Garage Bays 1-2	754
Garage Bay 3	840
Total	2733

SECOND LEVEL



Second Floor Square Footage (s.f.)

Office 1	224
Office 2	304
Office 3	224
Office 4	304
Hall	30
Bathroom	50
Utility Room	35
Total	1171

Deck 114

ABOUT THE PROPERTY

213 ELM STREET

.34 Acres (15,000 SF) of Land (Zoned Commercial) in Salisbury, MA with 150' of direct frontage on busy Route 110. 213 Elm Street offers retail and/or office space in a high visibility setting and 1/4 mile access from I-95 and centrally located within approximately 1 mile from Route 1, I-495 and the New Hampshire state line.

- **Total Building Size: 4,000 SF +/-**
 - 2,800 SF +/- Building Footprint
(Currently Offices and 3 service bays)
 - 1,200 SF +/- Second Floor Office Space
- **Land:** Approximately .34 acres (15,000 SF)
- **Curb Cuts:** (2) existing on Route 110
- **Year Built / Expanded:** 1963 / 1987
- **Zoning:** Commercial
- **Parking:** 12-14 spaces (est.)
- **Utilities:** Municipal Water & Sewer, Natural Gas
- **Heating:** Full HVAC in Office Areas

TRAFFIC COUNTS

Route 110: 18,209 VPD*
Route 95: 59,678 VPD*

* Vehicles Per Day (VPD) from 2017 Data per CoStar

FOR SALE
\$ 895,000



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AERIAL / NEARBY RETAILERS & AMENITIES



The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For More Info:

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