

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.



**Anthony Triglione**

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199 Rosewood Drive, Suite 150 | Danvers, Massachusetts 01923

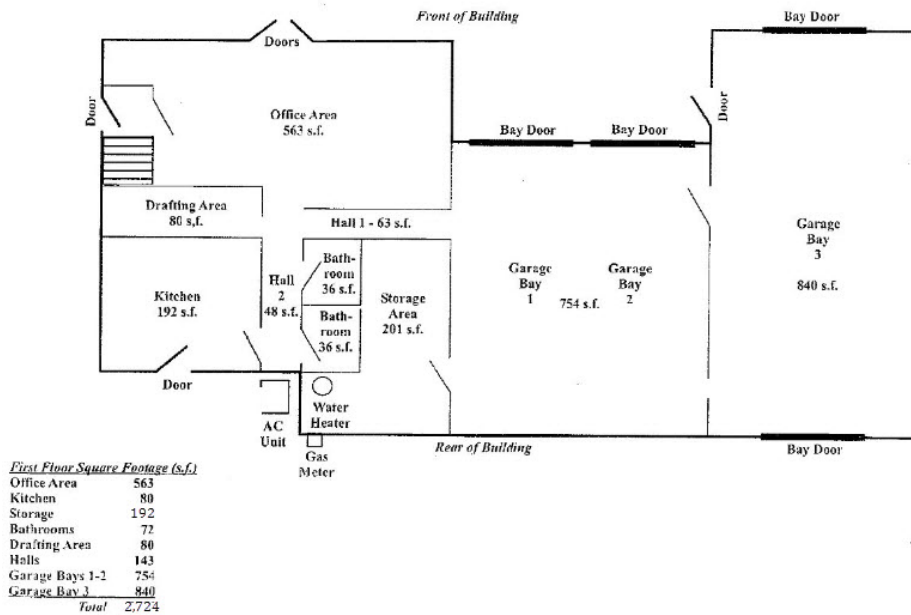


**NORDLUND ASSOCIATES**

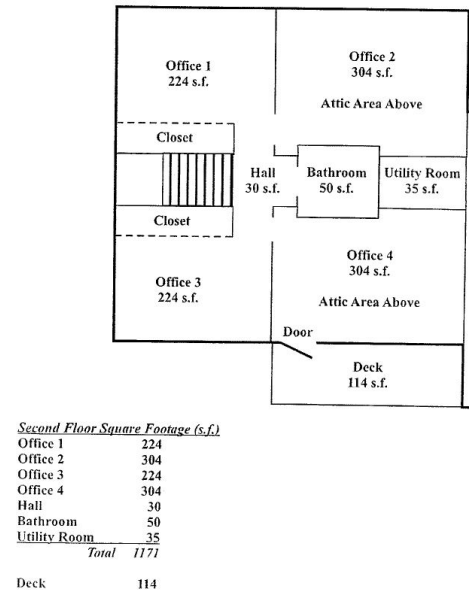
Commercial Real Estate Advisory Services

## FLOOR PLANS

### FIRST LEVEL



### SECOND LEVEL



## 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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