

Retail Property FOR SALE

49 Main Street

North Reading, Massachusetts



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FOR SALE

49 Main Street

North Reading, Massachusetts

Nordlund Associates is pleased to present 49 Main Street in North Reading. An opportunity for a user or investor looking for a compact, highly visible commercial site. Situated on approximately 0.50 acres, the building offers 4,536 SF of clear span space + mezzanine with 220' of frontage along the Route 28. The size and location make it well-suited for retail, service, or showroom uses, with excellent access to neighboring towns and commuter routes. With traffic count of more than 16,000 vehicles daily.

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Location Description

The property sits in the heart of North Reading's retail mix, just off the major thoroughfares connecting Wilmington, Reading, and the Greater Boston region. Located on Route 28, 1.5 miles south of Route 62, and 2 miles east of I-93, the site draws from a dense suburban population base and offers strong visibility and signage.



Property Highlights



**High-Visibility
Building**



**220' of Main Street
Frontage**



**Convenient Regional
Connectivity**

Property Specifications



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Total Building SF 4,536 SF (Clear Span)

Mezzanine: 832 SF

Lot Size 0.50 Acres

Loading 1 Drive-In Door

Power 200A/240V

Ceiling Height
Show room: 9'3"
Shop: 10'4"
Mezzanine: 7'

Parking Spaces Large Parking Yard

Restrooms 2 (1) Office (1) Shop

Roof Pitched/Shingle

RE Taxes (Rate 13/1000) \$11,409.00

Zoning C (Commercial)

Heat National Grid/Gas

Water/Sewer Town/Septic

Electric Reading Municipal

Frontage 220'

Pylon Signage Yes

Foundation 10' to Bed Rock w/ 4' Footing

Construction Concrete Block Wood Joist



SALE PRICE:

\$1,500,000

Interior



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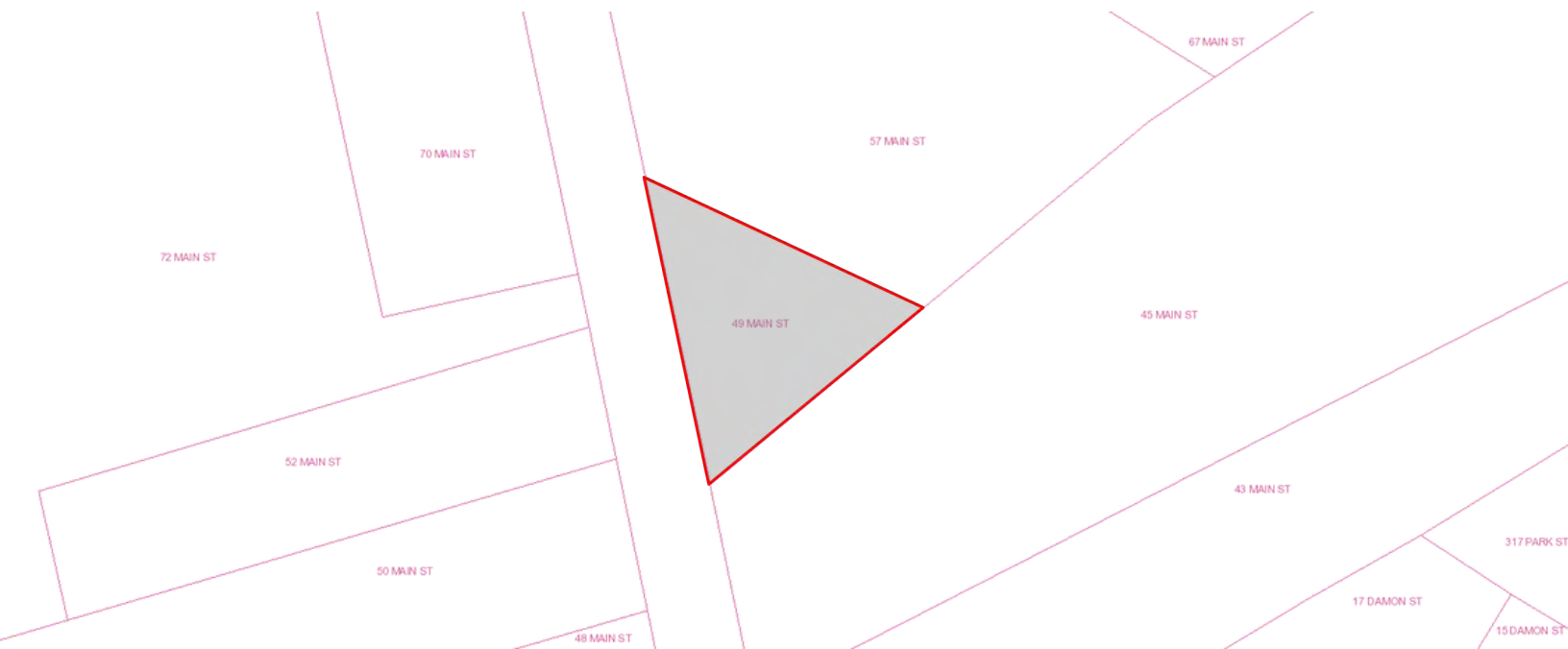
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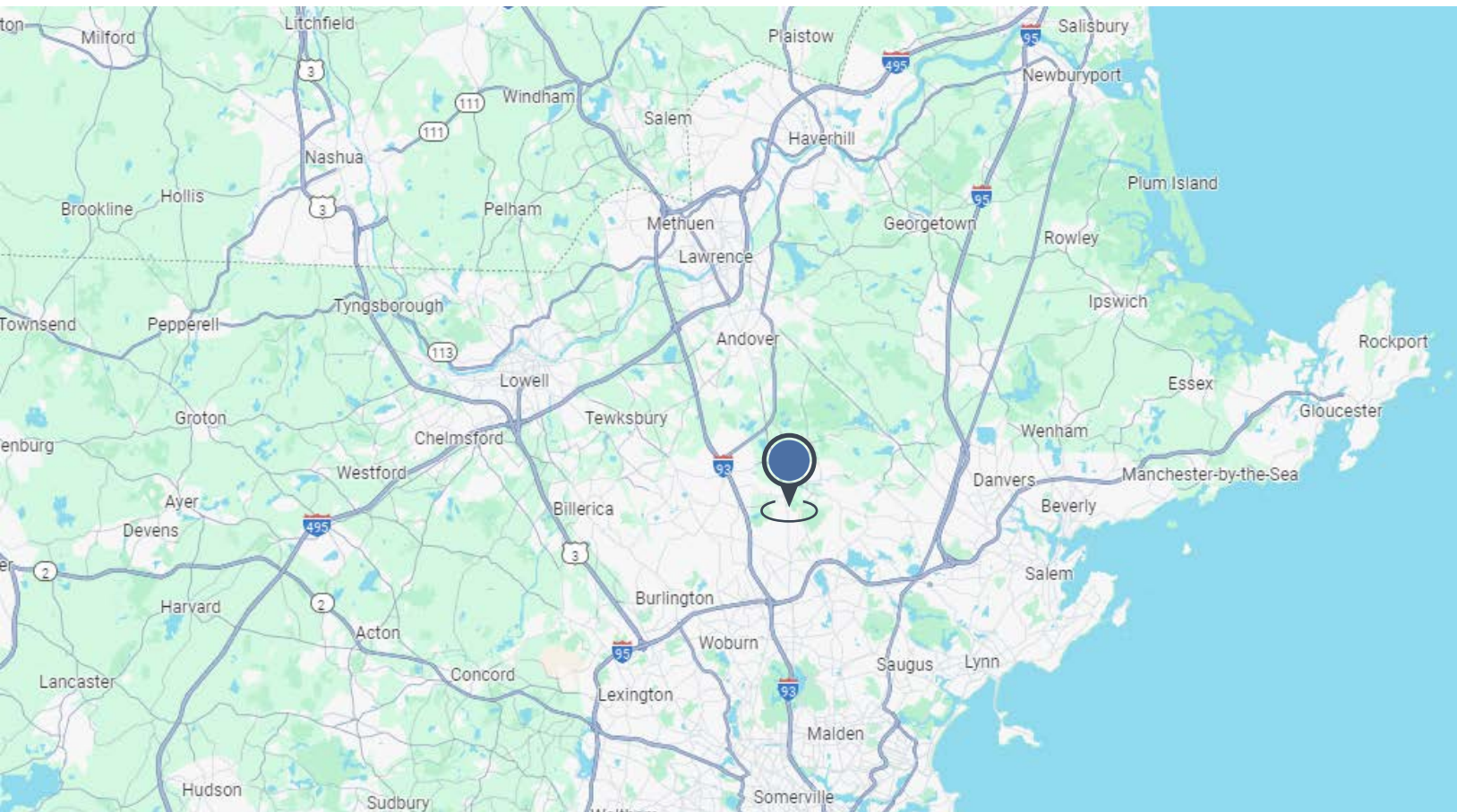
Plot Plan



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Distances

Route 28:

0 Miles



I-93:

2.3 Miles



I-95:

3.8 Miles



FOR MORE INFORMATION

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