



Details on the property located at  
**133 Main Street, North Andover, MA 01845**

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List Price:  
**\$800,000**

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James Kalogeropoulos

**RE/MAX Partners**

164 Harding St.  
Worcester, MA 01604  
508-635-8259  
jimmy@jimmykre.com





MLS # 73299444 - Under Agreement  
Commercial/Industrial - Commercial

133 Main Street  
North Andover, MA 01845-2421  
Essex County

List Price: **\$800,000**

Directions: **Second Street to Main Street or School Street to Main Street.**

**This is a rare opportunity to own and manage a restaurant business in a prime location. The space is perfectly suited for a café concept, offering endless possibilities to create a one-of-a-kind experience for customers. With a high-traffic area and strong visibility, this location guarantees consistent foot traffic and exposure. The property features a well-designed layout, ideal for seamless operations and customer flow. Whether you're an experienced restaurateur or a new business owner, this space offers incredible potential for growth and success. Ample space for creative customization makes it easy to bring your vision to life. There are a few rental offices that will provide rental income. Parking lot located in rear of property. Don't miss out on this exclusive chance to build a standout business in the local community!**

#### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Sale</b>
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$251,200</b>	Lease Type:
Office:	<b>3</b>	<b>1,964</b>	Bldg: <b>\$577,700</b>	Lease Price Includes:
Retail:	<b>1</b>	<b>1,980</b>	Total: <b>\$828,900</b>	Lease: <b>No</b> Exchange: <b>No</b>
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>2</b>	21E on File: <b>No</b>
Total:		<b>3,944</b>	# Units:	

Drive in Doors:	Expandable: <b>No</b>	Gross Annual Inc: <b>62175</b>
Loading Docks:	Dividable: <b>No</b>	Gross Annual Exp: <b>17931</b>
Ceiling Height:	Elevator: <b>No</b>	Net Operating Inc: <b>44244</b>
# Restrooms:	Sprinklers: <b>No</b>	Special Financing: <b>No</b>
Hndcp Accessibl:	Railroad siding: <b>No</b>	Assc: <b>No</b> Assoc Fee:

Lot Size: <b>7,928 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.18</b>	Depth:	Lien & Encumb: <b>No</b>
Survey: <b>No</b>	Subdivide: <b>No</b>	Undrgrnd Tank: <b>No</b>
Plat Plan: <b>No</b>	Parking Spaces: <b>4</b>	Easements: <b>No</b>
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Reg: <b>No</b>	

#### Features

Construction: **Frame**  
Location: **Downtown**  
Parking Features: **1-10 Spaces**  
Roof Material: **Asphalt/Composition Shingles**  
Utilities: **Public Water, Public Sewer, Natural Gas**

#### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1858**  
Year Established Source: **Public Record**

#### Tax Information

Pin #: **M:00030 B:00041 L:00000**  
Assessed: **\$828,900**  
Tax: **\$12,931** Tax Year: **2024**  
Book: **9052** Page: **164**  
Cert: **000000043067**  
Zoning Code: **GB**  
Zoning Desc: **Legal Conforming**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **RE/MAX Partners** (508) 635-1600 Ext. 277  
Listing Agent: **James Kalogeropoulos** (508) 635-8259  
Team Member(s): **John Chalino** (774) 232-7101  
Sale Office: **Century 21 North East** (781) 395-2121  
Sale Agent: **Alice Sahakian** (781) 910-0262  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required, Email List Agent**  
Showing: Facilitator:  
Special Showing Instructions:

#### Firm Remarks

**First floor potential rent - \$3,500 plus NNN. Offices have potential of \$1,000 per unit.**

#### Market Information

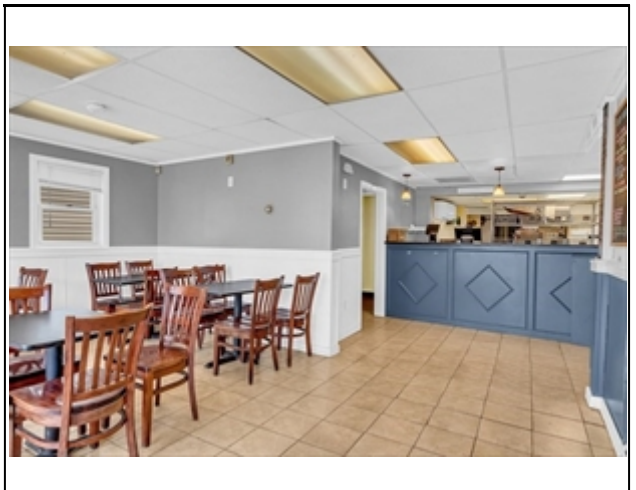
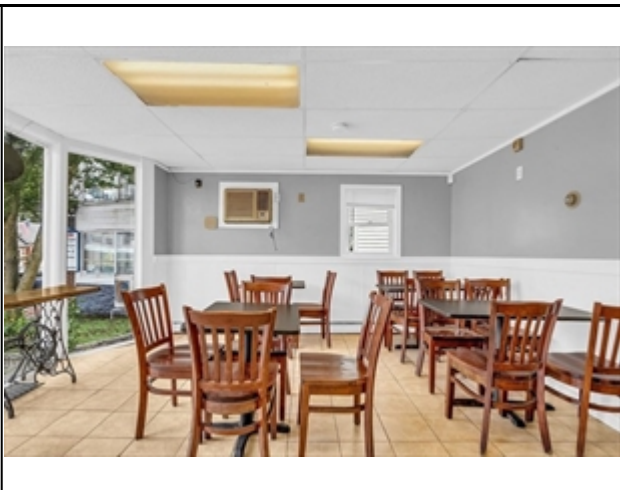
Listing Date: **10/7/2024**  
Days on Market: Property has been on the market for a total of **84** day(s)  
Expiration Date:  
Original Price: **\$1,100,000**  
Off Market Date: **12/24/2024**  
Ant. Sale Date: **3/14/2025**  
Offer Date: **12/24/2024** Days to Offer: **78**

Listing Market Time: MLS# has been on for **84** day(s)  
Office Market Time: Office has listed this property for **84** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

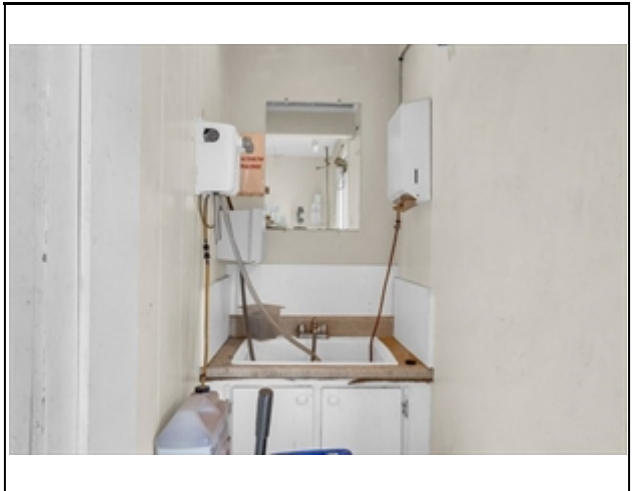
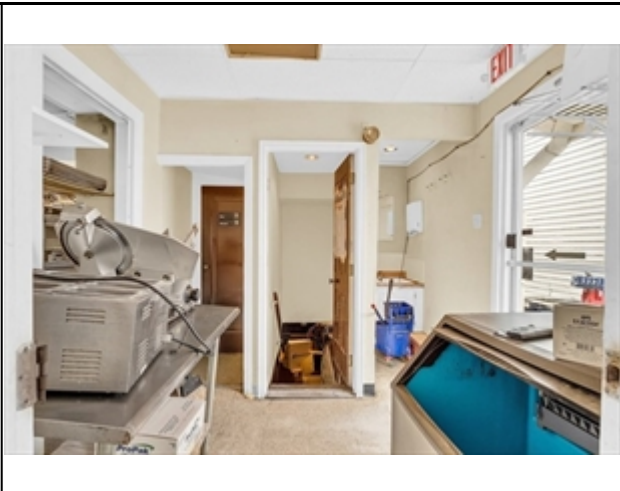
**Market History for 133 Main Street, North Andover, MA 01845-2421**

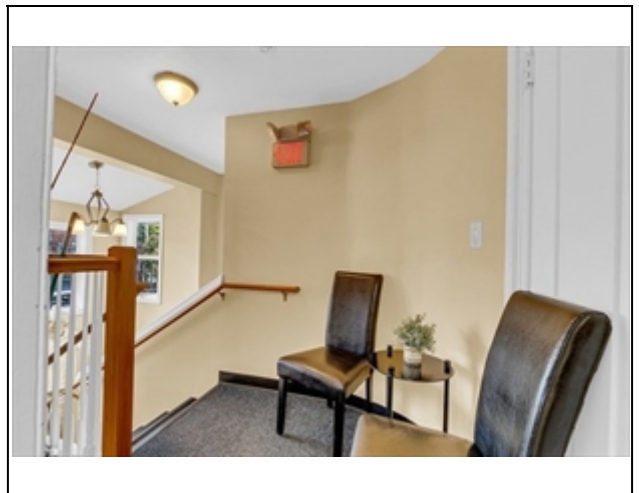
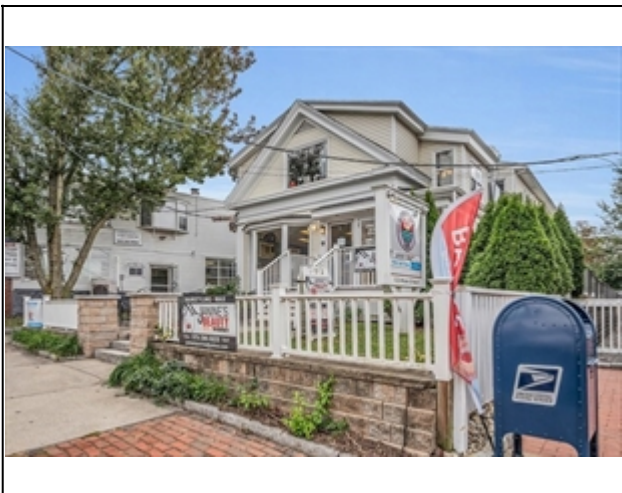
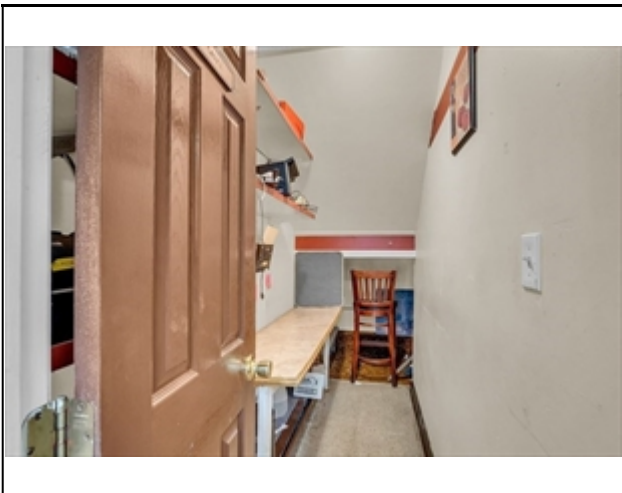
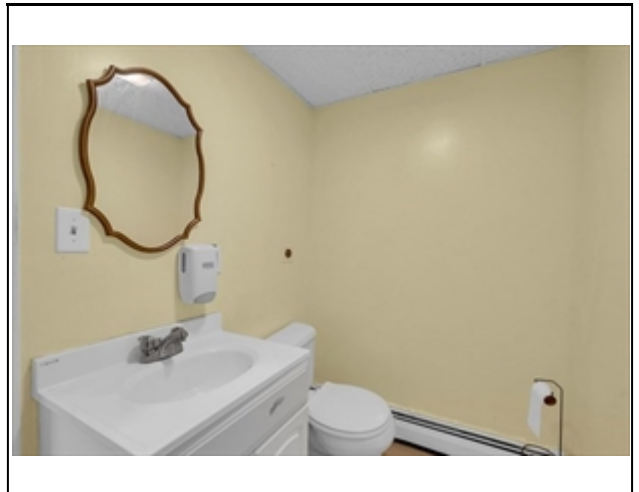
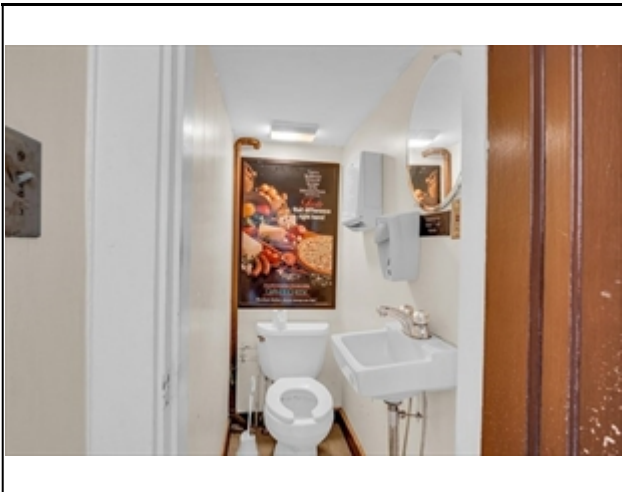
MLS #	Date			DOM	DTO	Price
73299444	10/7/2024	Listed for <b>\$1,100,000</b>	James Kalogeropoulos			\$1,100,000
	10/16/2024	Price Changed to: <b>\$800,000</b>	James Kalogeropoulos	9		\$800,000
UAG	12/30/2024	Status Changed to: <b>Under Agreement</b>	James Kalogeropoulos	84	78	
<b>Market History for RE/MAX Partners (AN8069)</b>				<b>84</b>	<b>78</b>	
<b>Market History for this property</b>				<b>84</b>	<b>78</b>	

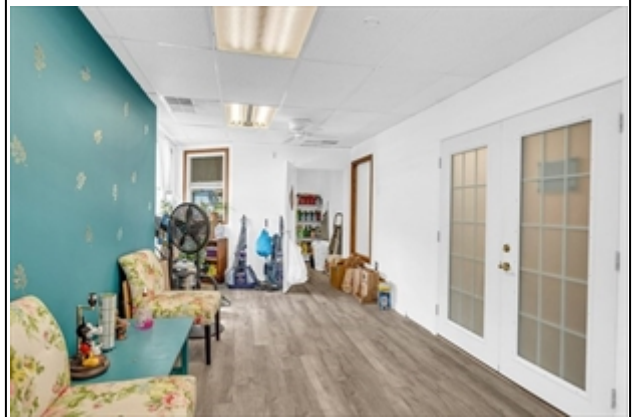
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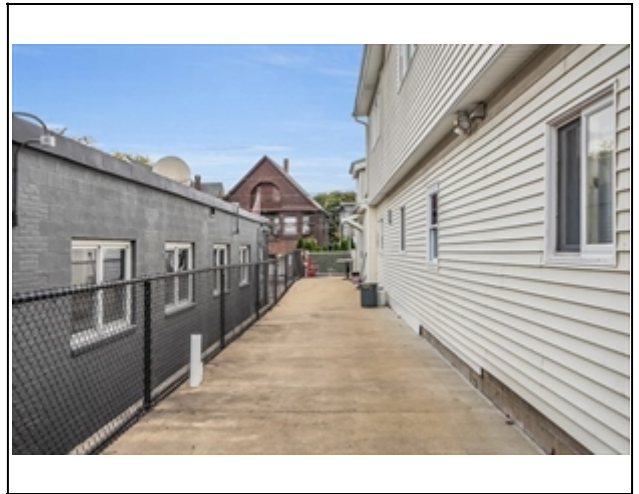
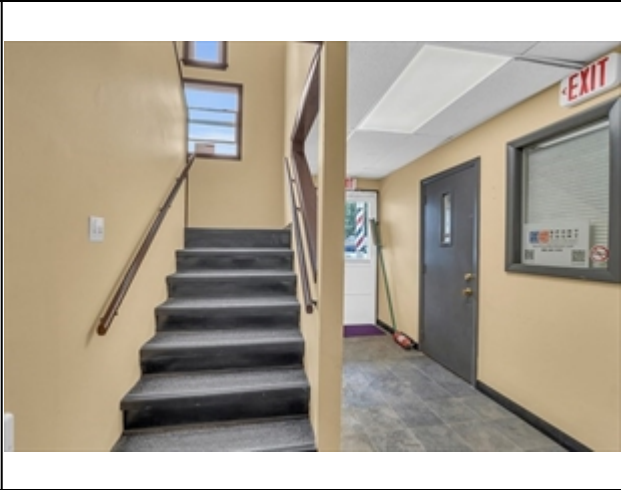












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