



MLS # 72315506 - Active
Commercial/Industrial - Office

13 Railroad Ave - Unit R2
Rockport, MA 01966-1418
Essex County

List Price: **\$1,650**

Directions: **Located downtown, right off Route 127, by the Rockport Commuter Rail Station at Isinglass Place.**

Remarks

Isinglass Place is situated steps from the Rockport Commuter Rail and Route 127. Unit R2 is 1,275 +/- square feet and ideal for professional office or retail use. The unit is greeted with two entryways separated by a large window that allows for plenty of natural light. Three private offices, two bathrooms, storage room and an open store front complete the unit. There is plenty of parking at the facility and location is easily accessible from both directions of traffic. Come join other quality retail shops and licensed professionals in this quaint seaside old New England community.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)
Residential:	0	0	Land: \$232,100 Space Available For: For Lease
Office:	0	0	Bldg: \$624,100 Lease Type: Other (See Remarks)
Retail:	1	1,275	Total: \$856,200 Lease Price Includes: Other (See Remarks)
Warehouse:	0	0	Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1 Sublet: No
			# Stories: 1 21E on File: No
Total:	1	1,275	# Units:
Disclosures: Tenant responsible for CAM, water/sewer and their own utilities.			

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 37,835 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.87	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 40	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Location: **Downtown, Shopping Mall, Highway Access, Public Transportation, Central Business District**
Parking Features: **21+ Spaces, On Site**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1900**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:0018 B:0000 L:0170**
Assessed: **\$856,200**
Tax: **\$8,656** Tax Year: **2018**
Book: **0** Page: **0**
Cert:
Zoning Code: **Office**
Zoning Desc: **Other (See Remarks)**
Map: Block: Lot:



