



**MLS # 73545881 - New
Commercial/Industrial - Commercial**

**595 Pawtucket Blvd - Unit A
Lowell, MA: Pawtucketville, 01854-
2020
Middlesex County**

List Price: **\$18**

Directions: **Pawtucket Blvd near the Rourke Bridge**

Exceptional opportunity to locate your business in one of Lowell's most recognizable and highly visible commercial properties. Situated along heavily traveled Pawtucket Boulevard, this 1,700 SF first-floor space offers outstanding exposure, strong daily traffic counts, and the benefit of established medical and professional tenants on-site. Featuring a Build-to-Suit option, the space can be customized to suit a variety of business needs. Ideal for medical, healthcare, office, flex, light industrial, and service-oriented uses, with ownership open to considering all qualified uses. The property offers ample on-site parking, elevator access, handicap accessibility, and a flexible layout. Conveniently located with easy access to Chelmsford, Tyngsborough, Dracut, and downtown Lowell, and less than 2 miles from Lowell General Hospital. Contact the listing agent for details.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$189,800	Space Available For: For Lease
Office:	1	1,700	Bldg: \$1,499,200	Lease Type: Triple Net Lease (NNN), Other (See Remarks)
Retail:	0	0	Total: \$1,689,000	Lease Price Includes: Other (See Remarks)
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 4	21E on File: No
Total:	1	1,700	# Units: 4	

Disclosures: This 1st Flr. space is raw, unfinished, and requires fit-up. Landlord providing Build to suit and flexible lease terms. To be negotiated. Subject to landlords approval of use and financials. Tenant shares 25% of expenses. Landlord welcomes most uses and will cooperate with permitting and licensing.

Drive in Doors: 0	Expandable: Unknown	Gross Annual Inc:
Loading Docks: 0	Dividable: Unknown	Gross Annual Exp:
Ceiling Height:	Elevator: Yes	Net Operating Inc:
# Restrooms: 2	Sprinklers: Yes	Special Financing:
Hndcp Accessibl: Yes	Railroad siding: Unknown	Assc: Assoc Fee:
Lot Size: 16,117 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.37	Depth:	Lien & Encumb: Unknown
Survey: Unknown	Subdivide: Unknown	Undrgrnd Tank: Unknown
Plat Plan: Unknown	Parking Spaces: 30	Easements: Unknown
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Brick**
Location: **Urban, Park, Free Standing, Highway Access, Public Transportation**
Parking Features: **21+ Spaces, Paved Driveway, On Site, Shared**
Roof Material: **Metal, Rubber**
Site Condition: **Level**
Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **None.**
Year Established: **1985**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:44 B:4540 L:595**
Assessed: **\$1,689,000**
Tax: **\$39,303** Tax Year: **2024**
Book: **5956** Page: **349**
Cert:
Zoning Code: **SMU**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Lillian Montalto Signature Properties**  (978) 475-1400
Listing Agent: **Team Lillian Montalto (978) 475-1400**

Team Member(s):**Sheon James**  (207) 891-9500;**Wayne Altavilla**  (978) 375-4465

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Lease**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Schedule with ShowingTimeor Call 888-627-2775, Accompanied Showings, Lockbox, Other (See Special Showing Instructions)**

Showing: Facilitator: **Schedule with ShowingTimeor Call 888-627-2775, Accompanied Showings, Lockbox, Other (See Special Showing Instructions)**

Special Showing Instructions: **Showings are Accompanied, by appointment with 24 hour minimum notice.**

Firm Remarks

Some photos are AI GENERATED. Call List Agent Wayne directly 978-375-4465 for further details or email waltavilla@andoverhomes.com. LMSPI uses digital payment platform for all deposits, no paper checks or wire transfers accepted. This unit advertised may no longer be available for rental. Subject to the Landlord's approval of tenant's income, credit, and background check through a third-party Tenant Reporting company \$29.00 fee per adult. Availability, pricing & requirements subject to change. Property owner makes no warranties, whether expressed or implied, on the accuracy of the info contained within this ad.

Market Information

Listing Date: **7/7/2026**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **12/31/2026**

Original Price: **\$18**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

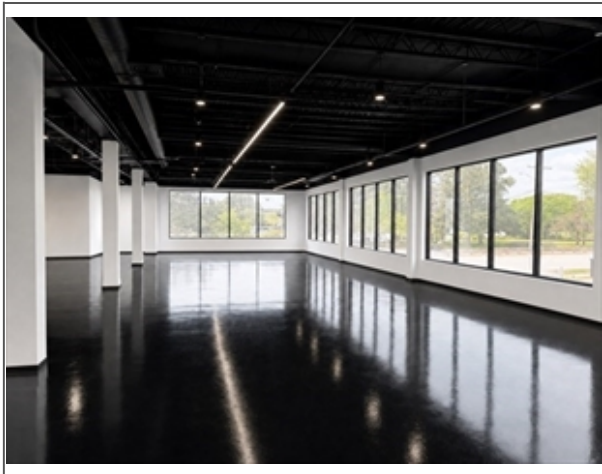
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Market History for 595 Pawtucket Blvd U:A, Lowell, MA: Pawtucketville, 01854-2020

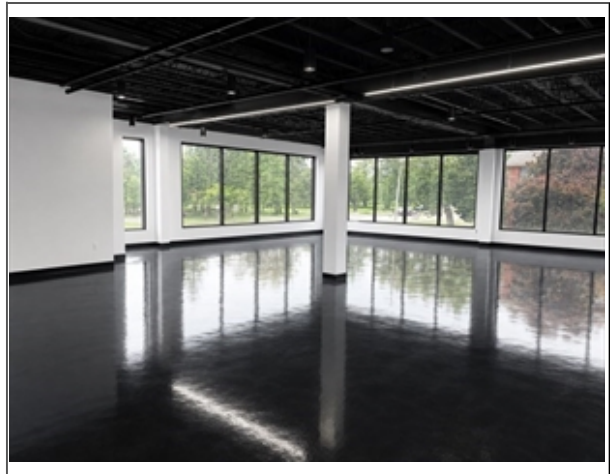
MLS #	Date			DOM	DTO	Price
73545881	7/7/2026	Listed for \$18	Team Lillian Montalto	0		\$18
Market History for Lillian Montalto Signature Properties (G62122)				0		
Market History for this property				0		

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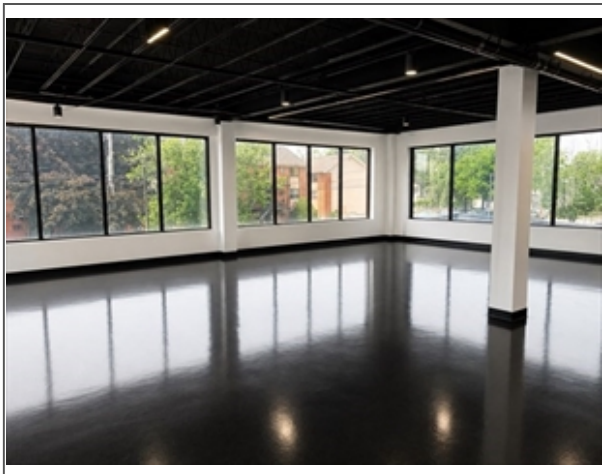
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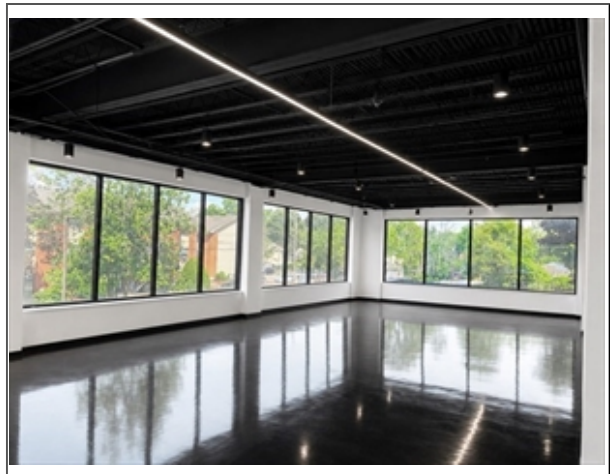
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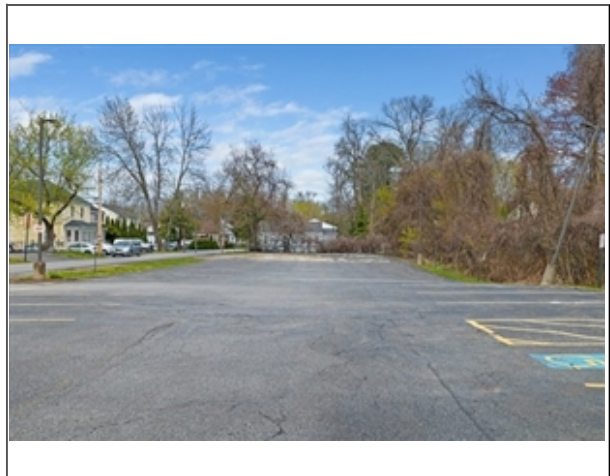
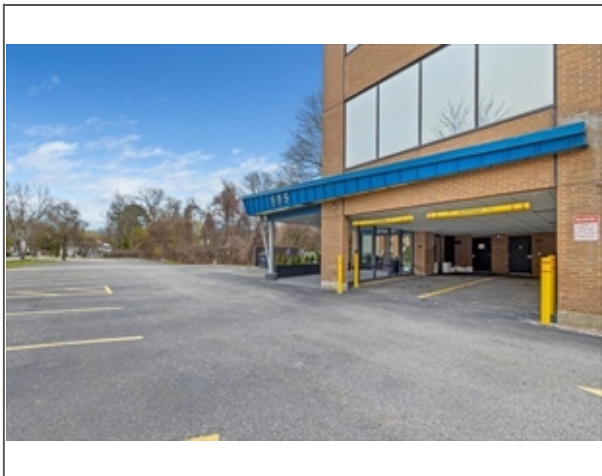
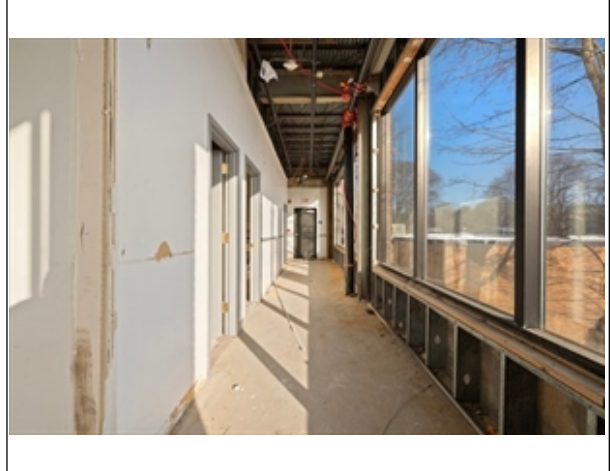
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