

42-44 BAY ROAD

HAMILTON MASSACHUSETTS

OFFERED FOR SALE:
3,672 SF OFFICE AND RETAIL ASSET



42-44 BAY ROAD

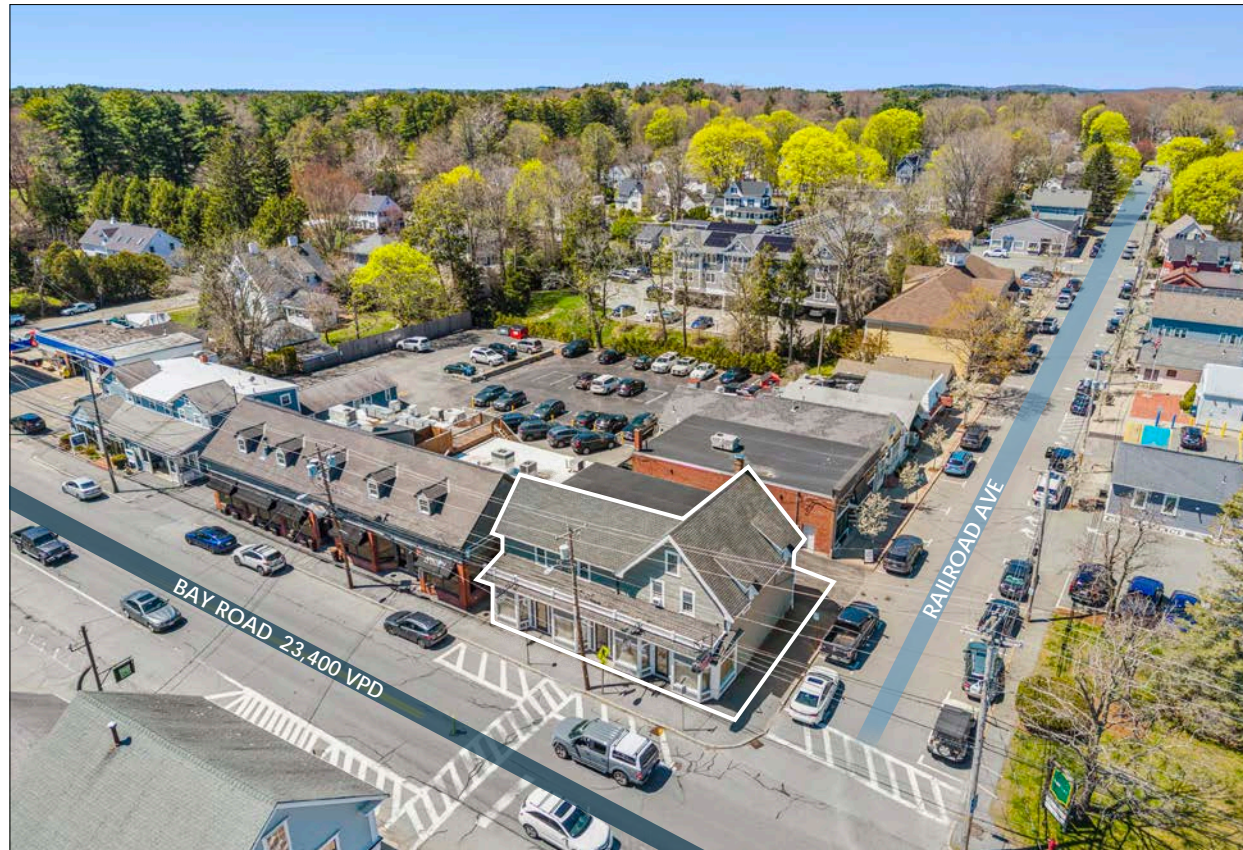
HAMILTON MASSACHUSETTS

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for 42-44 Bay Road, a mixed-use asset located in the heart of downtown Hamilton, Massachusetts. Hamilton is one of the North Shore's most affluent and desirable communities, boasting average household incomes in excess of regional benchmarks and a loyal, high-spending consumer base. The town is well-connected to the broader Greater Boston economy via Route 128 (I-95) to the west, Interstate 93 to the southwest, and Route 1 running along the coast, providing residents, employees, and visitors convenient access to the market. The property further benefits from its proximity to Cape Ann, one of the most significant leisure and tourism destinations on the Massachusetts coastline. Cape Ann draws hundreds of thousands of visitors annually and generates substantial pass-through traffic along the Route 1A and 128 corridors, directly supporting retail and service demand in surrounding communities including Hamilton.

The building totals 3,672 square feet across two floors and is presently configured as a mixed-use asset. The second floor is currently occupied by three month-to-month office tenants, providing immediate in-place income for future ownership. The ground-floor retail space is vacant, offering the flexibility to select a best-in-class tenant, establish their own storefront operations, or execute a repositioning strategy tailored to downtown Hamilton's evolving commercial landscape. This combination of immediate cash flow and value-add optionality makes 42-44 Bay Road a compelling opportunity for both investors and owner-occupiers.

The property is being offered for sale without an asking price, with offers being accepted on a rolling basis.



 **22,462** PEOPLE
IN 3 MILE RADIUS

 **\$147,335** AHHI
IN 3 MILE RADIUS

 **23,400** VPD
ON BAY ROAD

ASSET SNAPSHOT

Address	42-44 Bay Road, Hamilton, MA
Building Size (GLA)	3,672 SF First Floor - 1,944 SF Second Floor - 1,728 SF
Existing Improvements	Mixed-Use: Ground-Floor Retail / Second-Floor Office Suites
Parcel Size	0.08 Acres
Parking Spaces	3 (Tandem)
Lease Type(s)	Partial — Second-Floor Office Suites Leased; Ground Floor Vacant
Zoning District	Town Center - Depot Square Subdistrict





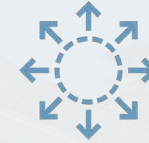
HIGH-STREET DOWNTOWN LOCATION

42-44 Bay Road benefits from strong pedestrian activity, a loyal local customer base, and strong nearby national and local tenancy. Proximity to Bay Road's mix of independent retail, restaurants, and professional services makes this an immediately recognizable and desirable address.



AFFLUENT, HIGH-INCOME MARKET

Hamilton is among the most affluent communities on Massachusetts' North Shore. Within a 3-mile radius, the average household income exceeds \$169,000, and within 5 miles that figure remains an exceptionally strong \$149,297 across a population of more than 90,000 people.



FUTURE FLEXIBILITY

With a vacant ground floor and income-producing office suites above, 42-44 Bay Road offers a rare combination of immediate cash flow and flexibility. Future ownership has the opportunity to backfill the former Connelly's Pharmacy or an owner-occupier can establish their own storefront in one of Hamilton's most visible downtown locations.



IMMEDIATE COVERED CARRY COSTS

The second floor is currently occupied by three office tenants, providing in-place revenue from the date of acquisition. This existing income stream reduces risk and provides a stable foundation while a buyer executes on the ground-floor leasing strategy.



NORTHSHORE REGIONALITY

Hamilton is ideally positioned within the broader North Shore submarket, placing 42-44 Bay Road within easy reach of major regional amenities and employment centers. The property sits in close proximity to Cape Ann, the Beverly Airport, Gordon College, and the vibrant downtown Beverly commercial district.



HAMILTON / WENHAM
436 INBOUND RIDERS/DAY



42-44
BAY ROAD
HAMILTON MASSACHUSETTS



TALBOTS

BAY ROAD 23,400 VPD



42-44 BAY ROAD HAMILTON MASSACHUSETTS

HONEYCOMB



HAMILTON CONVENIENCE

M&T Bank



COMMUNITY
PACKAGE STORE

15 WALNUT



BOSOMA SCHOOL
OF DANCE

TALBOTS



WINTHROP
ELEMENTARY SCHOOL
330 STUDENTS

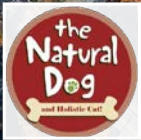


RAILROAD AVE

BAY ROAD 23,400 VPD

WEATHERVANE TAVERN

HAMILTON HOUSE
OF PIZZA



APPLETON EYE
ASSOCIATES



3 MILES
22,432
PEOPLE
\$169,017
AHHI

5 MILES
90,487
PEOPLE
\$149,297
AHHI

HAMILTON / WENHAM
436 INBOUND RIDERS/DAY



SITE DESCRIPTION

Property Address 42-44 Bay Road | Hamilton, MA

Total Land Area 0.08 Acres

Parking Spaces 3 (Tandem)

Zoning Town Center - Depot Square Subdistrict

IMPROVEMENTS

Building Profile Two-story mixed-use building consisting of a former pharmacy on the first floor and six office suites on the second totaling 3,672 square feet.

Signage On-building signage with a blade sign at the corner of Bay Road and Railroad Ave.

Frontage +/- 58 feet along Bay Road and +/- 40 feet along Railroad Ave

CONSTRUCTION DETAILS

Foundation Concrete

Exterior Wood frame with clapboard exterior

Roof Gable-style roof with asphalt cover. Re-shingled in 2018.

BUILDING SYSTEMS

HVAC Oil-fueled heat with forced hot water

Life Safety Fully-sprinkled building

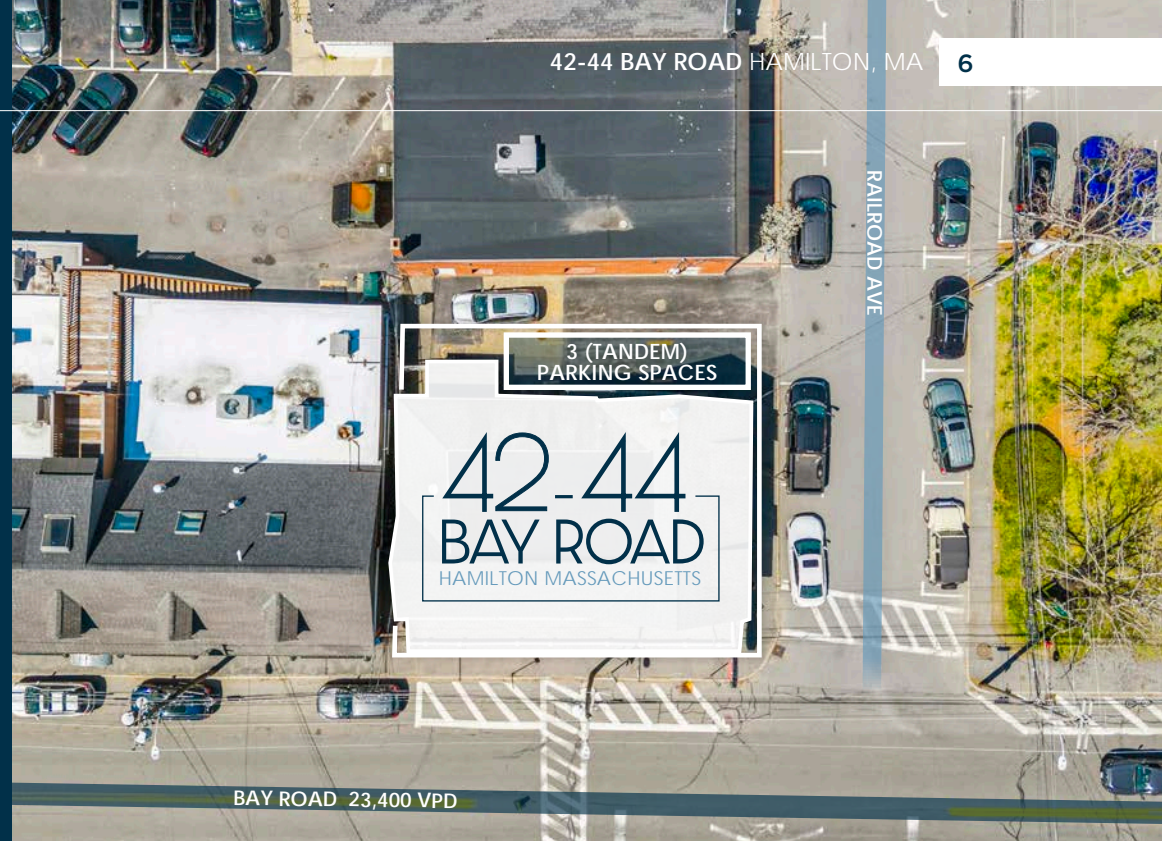
Septic Title V certificate received in 2026

Utilities

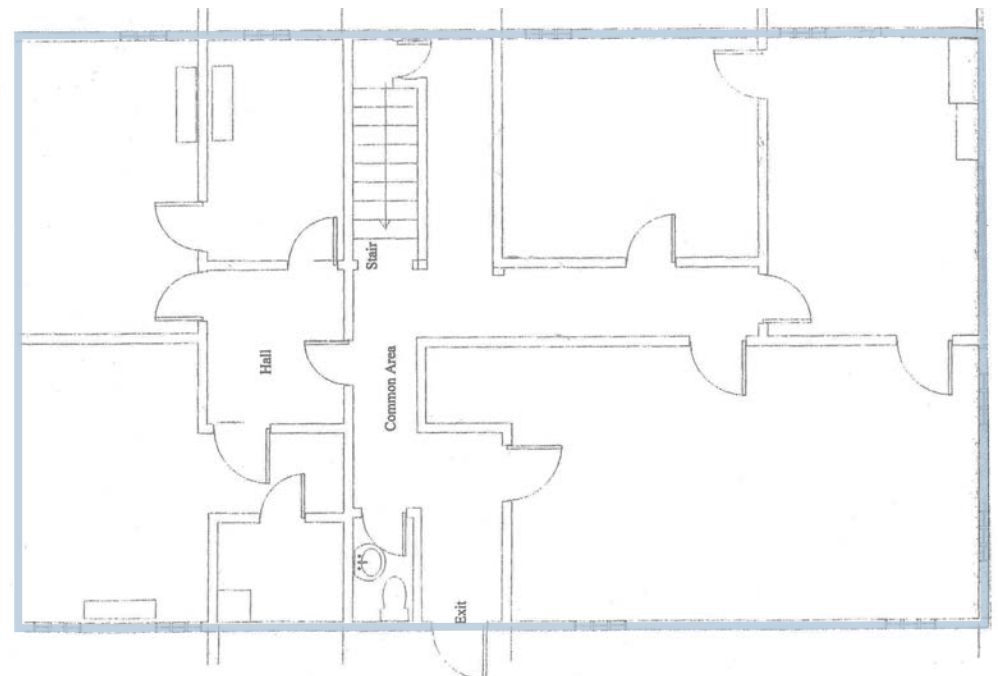
Electricity National Grid (Massachusetts Electric)

Water/Sewer Public Water / Septic

Gas National Grid (Boston Gas)



OFFICE FLOOR PLAN - SECOND STORY





FIRST FLOOR
1,944 SF



SECOND FLOOR
1,728 SF

42-44

BAY ROAD

HAMILTON MASSACHUSETTS

OFFERED FOR SALE:
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Exclusively Offered By



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