

# 1 127 Bridge St

Beverly, MA 01915 - Danvers/Beverly Submarket  
2,347 SF Class C Office Building Built in 1920  
Property is for sale at \$339,000 (\$144.44/SF)

## Investment Information

Sale Price: **\$339,000**  
Price/SF: **\$144.44**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Owner/User**  
  
Days On Market: **31**



## Investment Notes

Next Open House Open House

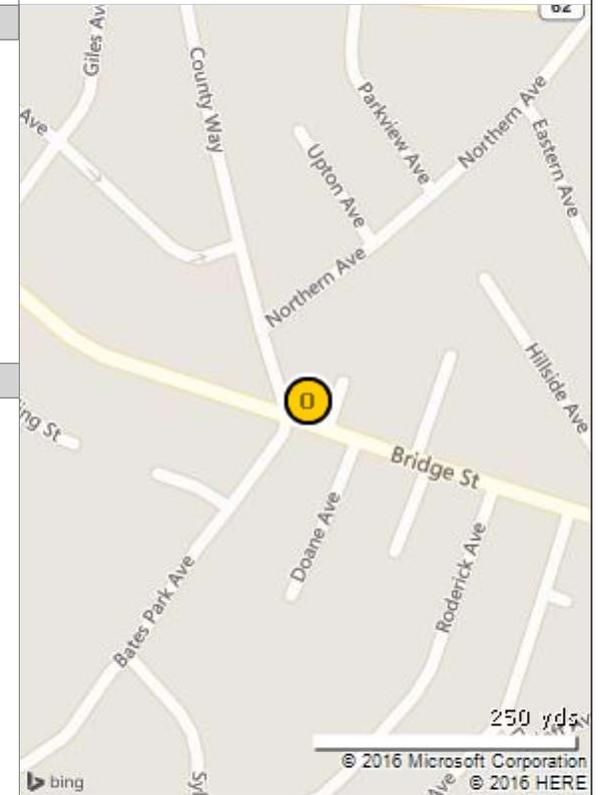
No open houses scheduled  
Remarks

Mixed use property with Office Space/Showroom (approximately 1178+- square feet) and a 4 rm/2 bedroom/ 1 1/2 bath apartment (approximately 1085 square feet). Located on well traveled Bridge Street, Beverly, MA. Currently used as an Office and Storage for Plumbing Supplies by a local Plumber. Parking for approximately 9 cars. CN zoning allows for many possibilities, some uses are: Local retail, restaurant (no take out), home occupation, medical clinic & professional office space. Other uses may be possible by Special Permit. See attached Beverly land Use schedule or email listing agent for a PDF and the City of Beverly zoning ordinance. Might be a great opportunity for an artist who needs a place to live as well as work. 11 foot high metal ceilings. Bldg.is approximately 31 x 77 feet. Buyer shd research allowable uses.

## Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1920</b>	RBA: <b>2,347 SF</b>
Class: <b>C</b>	% Leased: <b>0.0%</b>	Stories: <b>1</b>
Total Avail: <b>2,347 SF</b>	Elevators: -	Land Area: <b>0.12 AC</b>
Bldg Vacant: <b>2,347 SF</b>	Core Factor: -	Owner Type: -
Typical Floor Size: <b>2,347 SF</b>	Zoning: <b>CN</b>	Owner Occupied: -
Building FAR: <b>0.46</b>	Tenancy: -	

Parcel Number: **BEVE-000009-000083**



## 2 371 Cabot St

Beverly, MA 01915 - Danvers/Beverly Submarket  
3,709 SF Class B Office Building Renovated in 2003 Built in 1890  
Property is for sale at \$699,000 (\$188.46/SF)

### Investment Information

Sale Price: **\$699,000**  
Price/SF: **\$188.46**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Investment OR Owner/User**  
  
Days On Market: **595**



### Investment Notes

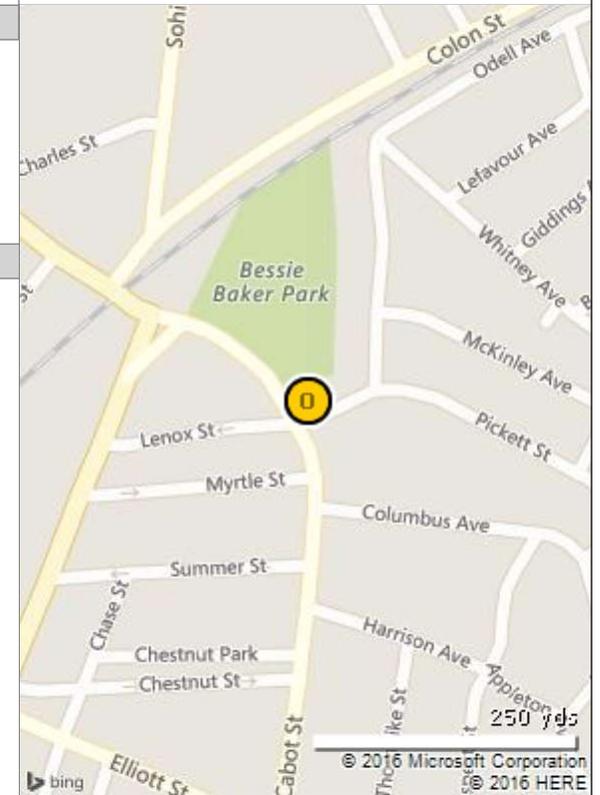
Beautiful Commercial/Office building downtown Beverly. Seller asking \$719,000 for a two story 3709 sf ft building serviced by town sewer and water. The Site is 7056 sf ft on busy Cabot St, which is one of two main feeder streets to down town. The site has 8 off street parking spaces, along with another 20 spaces of municipal parking next door. Plenty of parking. Space was formerly operated as Beverly Boostrops. The interior space is like new. The heating is forced hot water fired by gas and is fully air conditioned. There is one side of the building which has facilities for full kitchen. Uses allowed by right are, retail establishment serving local area needs including, but not limited to, drug store, grocery , baked goods, and photo processing. Other uses allowed by special permit. Bring your business here!!

### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1890, Renov 2003</b>	RBA: <b>3,709 SF</b>
Class: <b>B</b>	% Leased: <b>100.0%</b>	Stories: <b>2</b>
Total Avail: <b>3,709 SF</b>	Elevators: -	Land Area: <b>0.16 AC</b>
Bldg Vacant: <b>0 SF</b>	Core Factor -	Owner Type: -
Typical Floor Size: <b>1,854 SF</b>	Zoning: <b>CN</b>	Owner Occupied: <b>Yes</b>
Building FAR: <b>0.53</b>	Tenancy: <b>Single Tenant</b>	

Parcel Number: **BEVE-000020-000444**

Parking: **8 free Surface Spaces are available; Ratio of 2.00/1,000 SF**



### 3 495 Cabot St - Cabot Crossing Condominiums, Unit 5C

Beverly, MA 01915 - Danvers/Beverly Submarket  
 15,000 SF Retail Freestanding Condominium Built in 2005  
 Condominium for sale at \$179,000 (\$180.63/SF)

#### Condo Information

Sale Price: **\$179,000**  
 Unit SF: **991 SF**  
 Price/SF: **\$180.63**  
 Cap Rate: -

Sale Status: **Active**  
 Days On Market: **254**  
 Sale Type: **Owner/User**  
 Sale Conditions: -

Floor #: **3**  
 Unit #: **5C**

#### Investment Notes

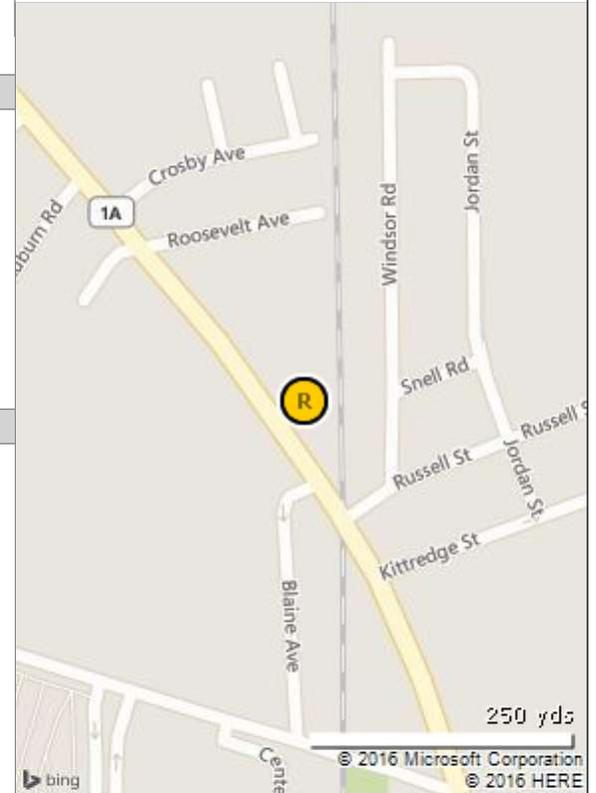
Now available, 495 Cabot Street 3rd Floor Office Condo has 991 sf. This office suite features a large reception area, 4 private offices, 1 private conference room and a separate utility and storage room. The unit is well lit and has windows for natural light. Fully carpeted, freshly painted this space is ready to move in and would be a great opportunity for a law firm, architectural firm, accounting/book keeping, medical administration, etc. Built in 2004 the common areas are extremely clean and well maintained, the building features an elevator and is handi cap accessible. Condo fee is \$285.00 per month and includes water, sewer, master insurance, trash, landscaping, snow removal, exterior lighting and common area maintenance and cleaning. Owner pays own utilities, heat and A/C. Very conveniently located, just off rt. 128 (less than 1 mille) and centered between Downtown Beverly and the shopping plazas of North Beverly. Minutes from the Cummings Center, local area restaurants, shopping, health clubs, day care, water front and approx. 1.4 miles from Beverly Depot Commuter Rail. This is an excellent opportunity to own instead of rent!

#### Center Information

Center Type: <b>Freestanding</b>	Center Size: <b>991 SF</b>
Bldg Status: <b>Built Nov 2005</b>	Zoning: <b>CN-</b>
% Leased: <b>100.0%</b>	Owner Type: <b>Community,</b>
Rent/SF/Yr: <b>Withheld</b>	Land Area: <b>0.50 AC</b>
Stories: <b>3</b>	Lot Dimensions: -
Elevators: -	Owner Occupied: -
Total Avail: <b>911 SF</b>	Tenancy: <b>Multiple Tenant</b>
Bldg Vacant: <b>0 SF</b>	
CAM: -	
Ownership: <b>Condo</b>	

Loading Docks: **None**      Ceiling Height: -

Street Frontage: **50 feet on Cabot St**  
 Parking: **18 free Reserved Spaces are available; Ratio of 1.20/1,000 SF**



## 4 230 Rantoul St - Mcneil's Autobody & Radiator

Beverly, MA 01915 - Danvers/Beverly Submarket  
 2,208 SF Retail Auto Repair Building Built in 1985  
 Property is for sale at \$649,000 (\$293.93/SF)

### Investment Information

Sale Price: **\$649,000**  
 Price/SF: **\$293.93**  
 Cap Rate: -

Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Days On Market: **16**



### Investment Notes

Great opportunity to become part of Beverly's revitalization of Rantoul Street. Stand-alone 2208 square foot 2 bay garage with great exposure on busy Rantoul Street. High traffic counts. Currently used as a well-established automotive repair business the location offers the potential for a change of use. Zoned CC, Central Business District allows many uses by right or exception. Located minutes from Beverly Depot (Commuter Rail), Down Town Beverly and Water Front District. Property is a 4500 square foot lot with approximately 50 feet of frontage has off street parking for 8 vehicles. Garage is approx. 1025 SF with 60 Gallon 5HP compressor and 10 Ton Leg Lift. Office space is approx. 1183 SF with 2 bathrooms. Building has 2 heating systems in place. Office is HVAC system (hot air and air conditioning - approx. 15 years old) The garage has over head Modine. Both by gas. Property has test well and clean 21E report. Shown by appointment only, owner does not want business interrupted.

### Center Information

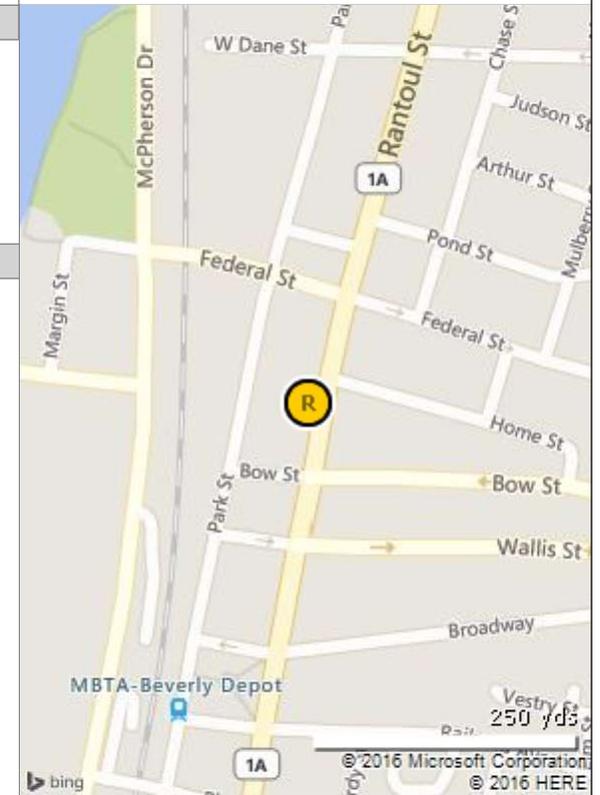
Center Type: <b>Auto Repair</b>	Center Size: <b>2,208 SF</b>
Bldg Status: <b>Built 1985</b>	Zoning: <b>CC, Beverly</b>
% Leased: <b>100.0%</b>	Owner Type: -
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.10 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>2,208 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	

Loading Docks: **None**      Ceiling Height: -

Street Frontage: **50 feet on Rantoul St**

Parking: **8 free Surface Spaces are available; Ratio of 3.62/1,000 SF**

Parcel Number: **BEVE-000011-000011**



## 5 326 Rantoul St, Unit 326

Beverly, MA 01915 - Danvers/Beverly Ind Submarket  
22,500 SF Class B Light Manufacturing Condominium Built in 1900  
Condominium for sale at \$375,000 (\$106.44/SF)

### Condo Information

Sale Price: **\$375,000**  
Unit SF: **3,523 SF**  
Price/SF: **\$106.44**  
Cap Rate: -

Sale Status: **Active**  
Days On Market: **234**  
Sale Type: **Investment OR Owner/User**  
Sale Conditions: -

Floor #: **1**  
Unit #: **326**

### Investment Notes

Masonry building with concrete floors used for storage presently but has been used for light manufacturing in the past. 400 amp service and gas heat. Is partitioned for 2 tenancies but can be used as an open space. Two offices and a conference room with views onto the work space. Building needs to be freshened up but great upside (both zoning and the structure) for the right small business.

In downtown Beverly conveniently located near public transportation and other commercial and retail businesses. Loading dock and 3 legal off street parking spaces.

### Building Information

Bldg Type: <b>Light Manufacturing</b>	RBA: <b>3,523 SF</b>	
Bldg Status: <b>Built 1900</b>	% Leased: <b>100.0%</b>	
Rent/SF/Yr: <b>Withheld</b>	Zoning: <b>C</b>	
Stories: <b>3</b>	Owner Type: -	
Bldg Vacant: <b>0 SF</b>	Building: <b>5.17</b>	Owner Occupied: <b>Yes</b>
Warehouse Avail: <b>3,523 SF</b>	CAM: -	Lot Dimensions: -
Office Avail: <b>0 SF</b>	Land Area: <b>0.10 AC</b>	Ownership: <b>Condo</b>
Max Contig: <b>3,523 SF</b>	Smallest Space: <b>3,523 SF</b>	Tenancy: <b>Single Tenant</b>
Ceiling Height: <b>12'0"</b>	Crane: -	Cross Docks: <b>No</b>
Column Spacing: -	Loading Docks: <b>1 ext (bldg. total)</b>	Levelators: <b>None</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>None</b>	Sprinklers: -
Rail Spots: -	Rail Line: -	
Power: <b>400a</b>		
Utilities: <b>Heating - Gas</b>		
Parcel Number: <b>BEVE-000011-000033-A000000, BEVE-000011-000033-B000000, BEVE-000011-000033-D000000</b>		
Parking: <b>25 free Surface Spaces are available; Ratio of 1.11/1,000 SF</b>		

