1 371 Cabot St

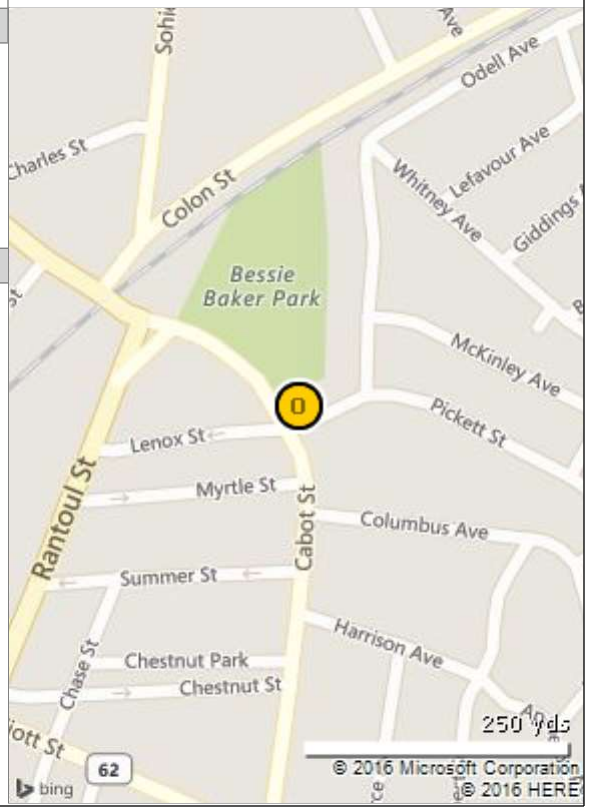
Beverly, MA 01915 - Danvers/Beverly Submarket
3,709 SF Class B Office Building Renovated in 2003 Built in 1890
Property is for sale at $699,000 ($188.46/SF)

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:	**448**

Investment Notes

Beautiful Commercial/Office bulding 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 Boostraps. 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 speacial permit. Bring your business here!!



Office Information

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

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

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

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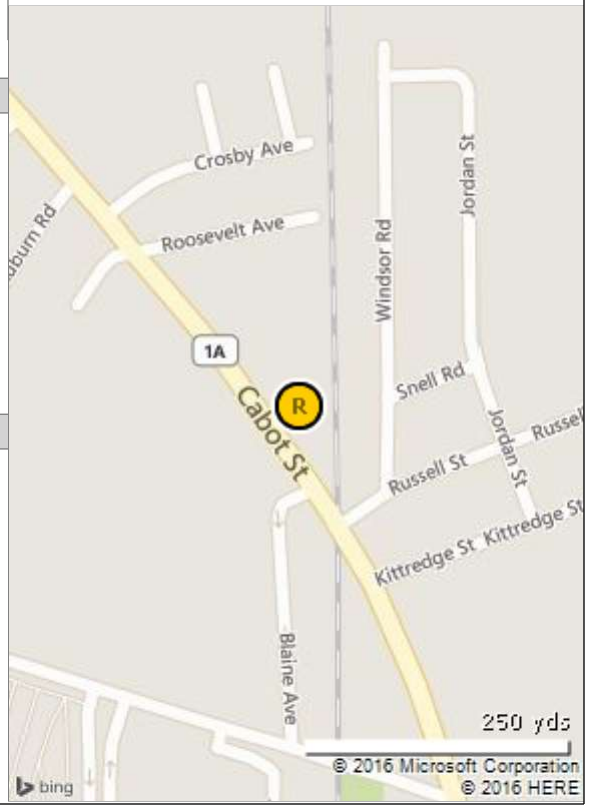
2 495 Cabot St - Cabot Crossing Condominiums, Unit 5C

Beverly, MA 01915 - Danvers/Beverly Submarket
15,000 SF Retail Freestanding Condominium Built in 2005
Condominium for sale at $185,000 ($186.68/SF)

Condo Information

Sale Price:	**$185,000**
Unit SF:	**991 SF**
Price/SF:	**$186.68**
Cap Rate:	**-**
Sale Status:	**Active**
Days On Market:	**107**
Sale Type:	**Owner/User**
Sale Conditions:	**-**
Floor #:	**1**
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:	**Freestanding**			Center Size:	**991 SF**
Bldg Status:	**Built Nov 2005**			Zoning:	**CN-**
% Leased:	**100.0%**	Total Avail:	**911 SF**	Owner Type:	**Community, Beverly**
Rent/SF/Yr:	**Withheld**	Bldg Vacant:	**0 SF**	Land Area:	**1.50 AC**
Stories:	**3**	CAM:	**-**	Lot Dimensions:	**-**
Elevators:	**-**	Ownership:	**Condo**	Owner Occupied:	**-**
				Tenancy:	**Multiple Tenant**

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**

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3 2-6 Enon St

Beverly, MA 01915 - Danvers/Beverly Submarket
39,048 SF Retail (Strip Center) Building Built in 1973
Property is for sale at an undisclosed price

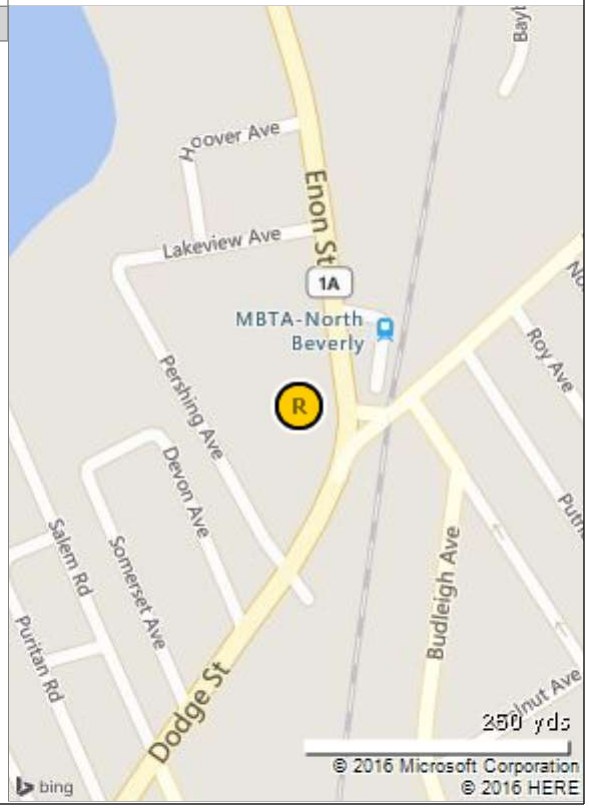
Investment Information

Sale Price:	**For Sale**
Price/SF:	**-**
Cap Rate:	**-**
Sale Status:	**Under Contract**
Sale Conditions:	**-**
Sale Type:	**Investment**
Days On Market:	**10**

Center Information

Center Type:	**(Strip Center)**			Center Size:	**39,048 SF**
Bldg Status:	**Built 1973**			Zoning:	**CN**
% Leased:	**91.3%**	Total Avail:	**3,380 SF**	Owner Type:	**-**
Rent/SF/Yr:	**For Sale**	Bldg Vacant:	**3,380 SF**	Land Area:	**1.29 AC**
Stories:	**2**	Owner Occupied:	**-**	Lot Dimensions:	**-**
Elevators:	**-**	Tenancy:	**Multiple Tenant**	CAM:	**-**

Parcel Number: **BEVE-000080-000100**



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4 70 Herrick St

Beverly, MA 01915 - Danvers/Beverly Submarket
3,500 SF Retail Storefront Retail/Office Building Renovated in 2013 Built in 1980
Property is for sale at $499,000 ($142.57/SF)

Investment Information

Sale Price:	**$499,000**
Price/SF:	**$142.57**
Cap Rate:	**11.00%**
Sale Status:	**Active**
Sale Conditions:	**-**
Sale Type:	**Investment**
Days On Market:	**163**

Investment Notes

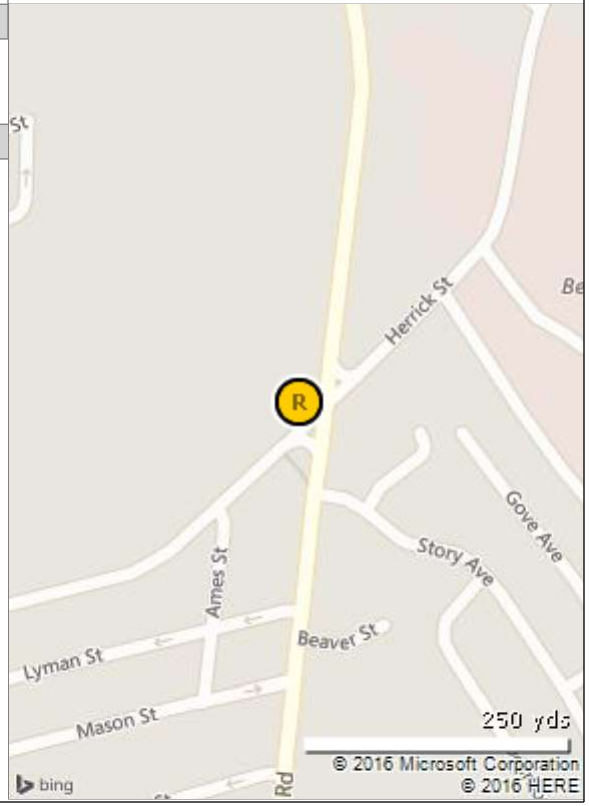
Owner financing after $150,000 down. Close by to Beverly Hospital.
4% rate if financed through owner on a 15 or 20 year note.

Center Information

Center Type:	**Storefront Retail/Office**			Center Size:	**3,500 SF**
Bldg Status:	**Built 1980, Renov 2013**			Zoning:	**R10**
% Leased:	**100.0%**	Total Avail:	**0 SF**	Owner Type:	**No**
Rent/SF/Yr:	**For Sale**	Bldg Vacant:	**0 SF**	Land Area:	**0.52 AC**
Stories:	**3**	Owner Occupied:	**No**	Lot Dimensions:	**-**
Elevators:	**-**	Tenancy:	**Multiple Tenant**	CAM:	**-**

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

Street Frontage: **266 feet on Herrick St**
Parking: **25 Surface Spaces are available; Ratio of 4.99/1,000 SF**
Amenities: **24 Hour Availability, Balcony, Security System**
Parcel Number: **BEVE-000030-000229**



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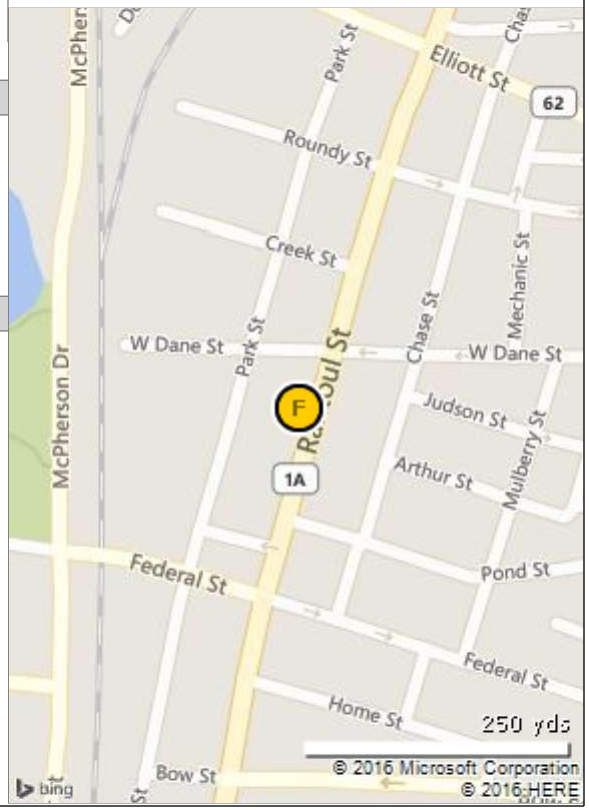
5 324 Rantoul St, Unit 326

Beverly, MA 01915 - Danvers/Beverly Ind Submarket
22,500 SF Class B Light Manufacturing Condominium
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:	**87**
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:	**Light Manufacturing**			RBA:	**3,523 SF**
Bldg Status:	**Existing**			% Leased:	**100.0%**
Rent/SF/Yr:	**Withheld**	Stories:	**3**	Zoning:	**C**
Bldg Vacant:	**0 SF**	Building	**-**	Owner Type:	**-**
Warehouse Avail:	**3,523 SF**	CAM:	**-**	Owner Occupied:	**Yes**
Office Avail:	**0 SF**	Land Area:	**-**	Lot Dimensions:	**-**
Max Contig:	**3,523 SF**	Smallest Space:	**3,523 SF**	Ownership:	**Condo**
Ceiling Height:	**-**	Crane:	**-**	Tenancy:	**Single Tenant**
Column Spacing:	**-**	Loading Docks:	**1 ext (bldg. total)**	Cross Docks:	**No**
Const Mat:	**Wood Frame**	Drive Ins:	**None**	Levelators:	**None**
Rail Spots:	**-**	Rail Line:	**-**	Sprinklers:	**-**

Parcel Number: **BEVE-000011-000033-A000000, BEVE-000011-000033-B000000, BEVE-000011-000033-D000000**

Parking: **25 free Surface Spaces are available; Ratio of 1.11/1,000 SF**

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6 13 Wallis St

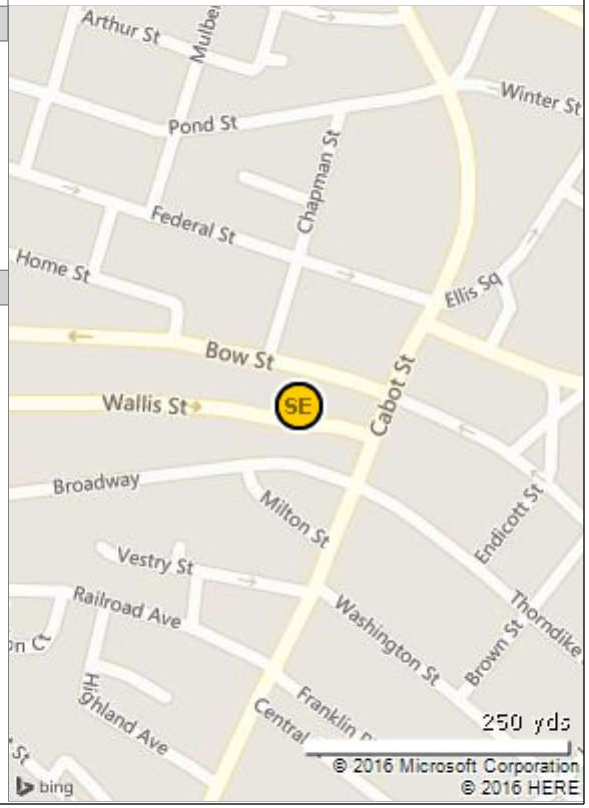
Beverly, MA 01915 - Danvers/Beverly Submarket
6,726 SF Theater/Concert Hall Building
Property is for sale at $699,900 ($104.06/SF)

Investment Information

Sale Price:	**$699,900**
Price/SF:	**$104.06**
Cap Rate:	**-**
Sale Status:	**Active**
Sale Conditions:	**-**
Sale Type:	**Investment OR Owner/User**
Days On Market:	**63**

Investment Notes

The Larcom Theatre! Own The Jewel of the North Shore . Located in Beverly' s downtown, central arts district, this 560-seat theatre offers live stage, music and screen productions. Opened in 1912 (the same year as Fenway Park), the vaudeville theater was restored, meticulously maintained, and home to The Le Grand David Spectacular Magic Company for thirty years. Named for the beloved, Beverly-born poet, Lucy Larcom, the theatre retains the elegance of her era and many original features, including antique pressed tin ceilings, silk wall coverings, & horseshoe balcony. The stage is 32' deep, 20' high, and 29' wide at the proscenium arch. Known for its spectacular acoustics, the Larcom is equipped w/ a new digital projection system, a retractable movie screen, sound system, & extensive lighting equipment. An intimate setting and unique performing venue for regional talent, nationally renowned, award-winning stars, municipal and corporate events. Public parking is just a short stroll away.



Building Information

GBA:	**6,726 SF**	Bldg Status:	**Existing**		
RBA:	**6,726 SF**	Zoning:	**-**	Stories:	**-**
Typical Floor Size:	**-**	Land Area:	**0.13 AC**		
Bldg Type:	**Theater/Concert Hall**				
Parcel Number:	**BEVE-000011-000217**				

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