City of
Beverly, Massachusetts

Commercial/Industrial Properties for Sale
As of March 28, 2016

1 260 Cabot St

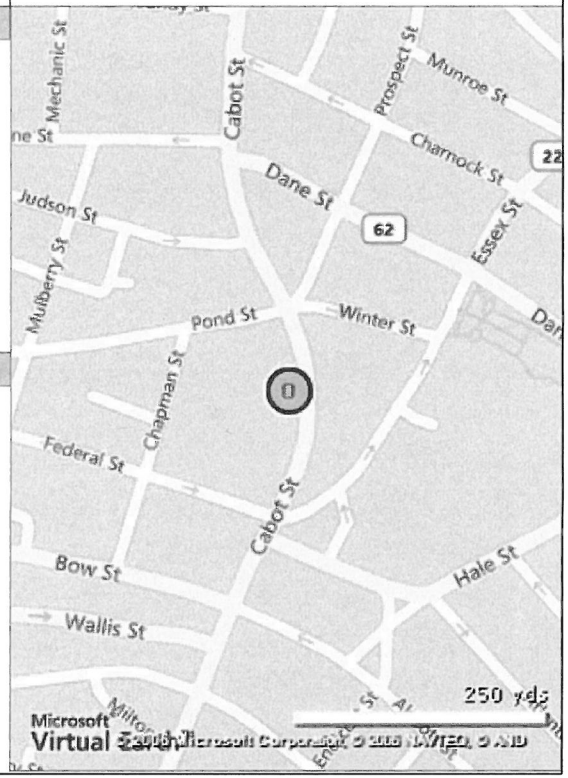
Beverly, MA 01915 - Danvers/Beverly Submarket
4,400 SF Class C Office Building Built in 1965
Property is for sale at $424,900 ($96.57/SF)

Investment Information

Sale Price:	**$424,900**
Price/SF:	**$96.57**
Cap Rate:	**-**
Sale Status:	**Active**
Sale Conditions:	**-**
Sale Type:	**Owner/User**
Days On Market:	**283**

Investment Notes

260 Cabot, your unique Commercial opportunity to be part of Beverly's Thriving Downtown Renaissance. Situated next to Soma and near Chianti Jazz/Restaurant, new Atomic Cafe, newly purchased Historic Cabot Cinema & the Larcom Theatre. 2241 sf Main level w/ waiting area/4 offices. Extra 2241 square ft in the bsmnt w/ double doors and entrance that abut Beverly Municipal Pkg lot w/ ample metered parking. Lower level w/ a loading zone in front of doors. Perfect for a work shop or possibly a different use from 1st floor. Endless possibilities, see attached Zoning Regs for permitted Central Business District use. Solid cinder block construction w/ many upgrades. Cement Flrs on both levels. Brick Store front, hardy board exterior, foam board insulation, steel trusses, rubber roof, central a/c & 3 phase wiring . 1 (1/2) bath & galley kitchen main level, 1 (3/4) lower level & . Broker and/or Seller make no representations about use. Buyer responsible for their own due diligence for legal use.
Possible use for ADDITIONAL 2241 sq ft in lower level from rear of bldg. The rear abuts a huge Beverly Municipal metered lot with 2 hour and 12 hour meters. rear of property has an exit door and 2 double doors that are 6'x7'. There is loading zone in front of double doors.



Office Information

Bldg Type:	**Office**	Bldg Status:	**Built 1965**		
Class:	**C**	% Leased:	**100.0%**	RBA:	**4,400 SF**
Total Avail:	**4,400 SF**	Elevators:	**-**	Stories:	**1**
Bldg Vacant:	**0 SF**	Core Factor	**-**	Land Area:	**0.05 AC**
Typical Floor Size:	**2,200 SF**	Zoning:	**C**	Owner Type:	**-**
Building FAR:	**2.02**	Tenancy:	**Single Tenant**	Owner Occupied:	**No**

Parcel Number: **BEVE-000011-000303-A000000**

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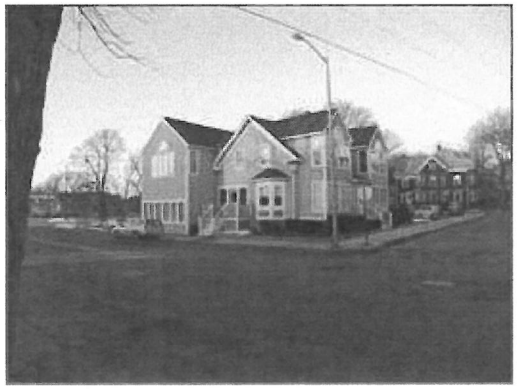
2 371 Cabot St

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)

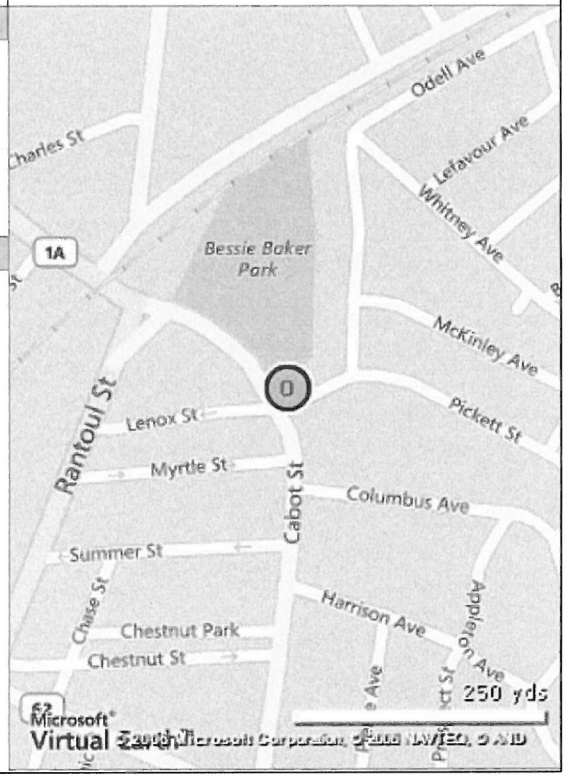


Investment Information

Sale Price:	**$699,000**
Price/SF:	**$188.46**
Cap Rate:	**-**
Sale Status:	**Active**
Sale Conditions:	**-**
Sale Type:	**Investment OR Owner/User**
Days On Market:	**382**

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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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 $199,900 ($201.72/SF)

Condo Information

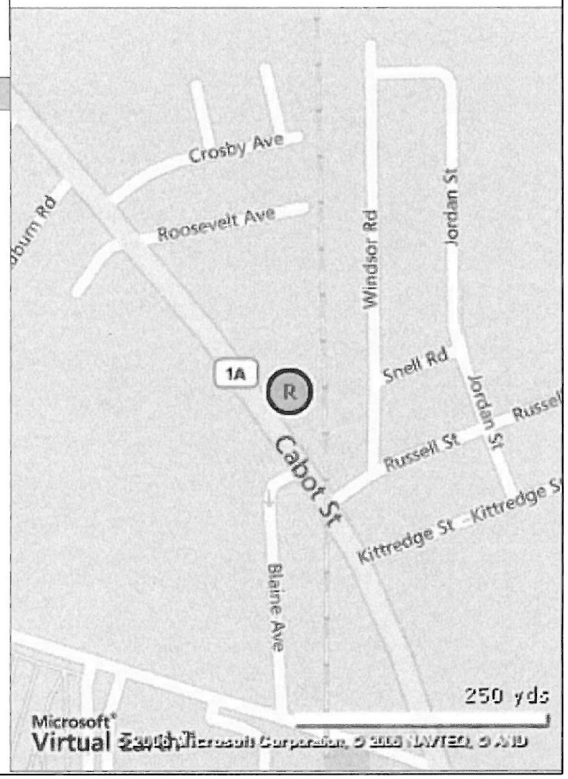
Sale Price:	**$199,900**
Unit SF:	**991 SF**
Price/SF:	**$201.72**
Cap Rate:	**-**
Sale Status:	**Active**
Days On Market:	**41**
Sale Type:	**Owner/User**
Sale Conditions:	**-**
Floor #:	**1**
Unit #:	**5C**

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,**
Rent/SF/Yr:	**Withheld**	Bldg Vacant:	**0 SF**	Land Area:	**0.50 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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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 $549,000 ($156.86/SF)

Investment Information

Sale Price:	**$549,000**
Price/SF:	**$156.86**
Cap Rate:	**5.90%**
Sale Status:	**Active**
Sale Conditions:	**-**
Sale Type:	**Investment**
Days On Market:	**97**

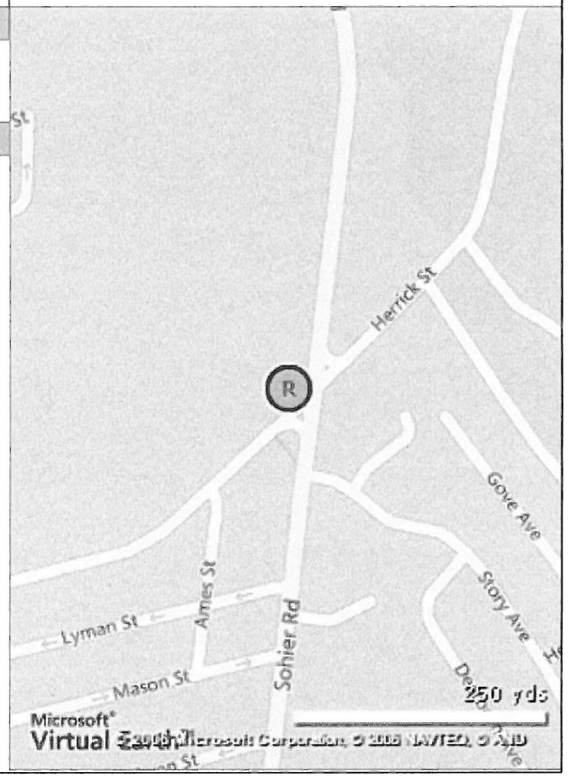
Investment Notes

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:	**-**
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:	**-**

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 75 Herrick St - The Parkhurst Medical Bldg

Beverly Hospital Campus - The Parkhurst Medical Bldg
Beverly Hospital Campus - Beverly, MA 01915 - Danvers/Beverly Submarket
20,000 SF Class C Medical Condominium Built in 1988
Condominium for sale at $450,000 ($133.37/SF)

Condo Information

Sale Price:	**$450,000**
Unit SF:	**3,374 SF**
Price/SF:	**$133.37**
Cap Rate:	**14.00%**
Sale Status:	**Active**
Days On Market:	**59**
Sale Type:	**Investment**
Sale Conditions:	**-**
Floor #:	**1**
Unit #:	**-**

Investment Notes

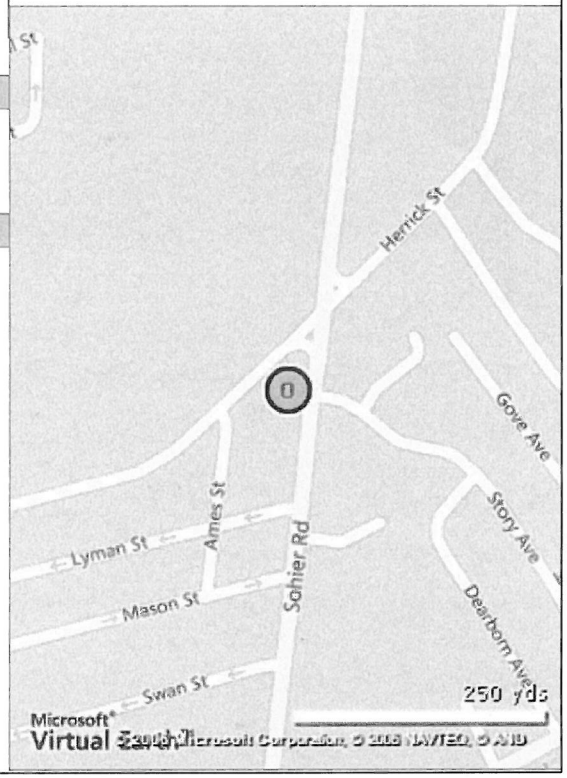
4 office condominiums in a 32 unit Medical Building next to Beverly Hospital 3 of the condos are leased to Lahey
Beverly Hospital Campus off Sohier Road next Rt 128
NOI $63,000

Office Information

Bldg Type:	**Office**	Bldg Status:	**Built 1988**		
Class:	**C**	% Leased:	**100.0%**	Tenancy:	**Multi**
Rent/SF/Yr:	**$19.09**	Total Avail:	**1,370 SF**	Elevators:	**-**
RBA:	**3,374 SF**	Bldg Vacant:	**0 SF**	Core Factor	**-**
Stories:	**2**	Typical Floor Size:	**10,000 SF**	Zoning:	**D**
Owner Type:	**-**	Land Area:	**-**	Owner Occupied:	**-**
		Ownership:	**Condo**		

Parcel Number: **BEVE-000031-000085A-000212**

Parking: **Free Covered Spaces; 152 free Surface Spaces are available; Ratio of 7.60/1,000 SF**



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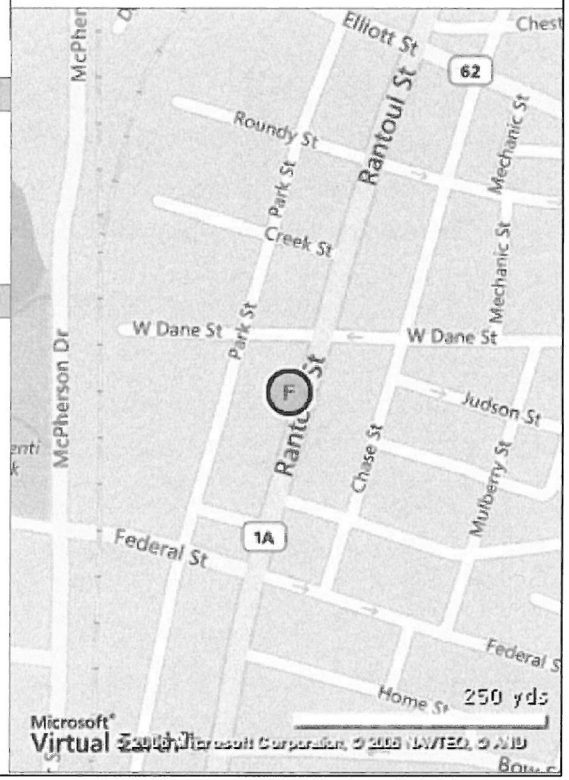
6 324 Rantoul St, Unit 326

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:	**21**
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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