

1 260 Cabot St

Beverly, MA 01915 - Danvers/Beverly Submarket
4,503 SF Class B Office Building Built in 1965
Property is for sale at \$599,000 (\$133.02/SF)

Investment Information

Sale Price: **\$599,000**
Price/SF: **\$133.02**
Cap Rate: -

Sale Status: **Under Contract**
Sale Conditions: -
Sale Type: **Owner/User**

Days On Market: **50**



Investment Notes

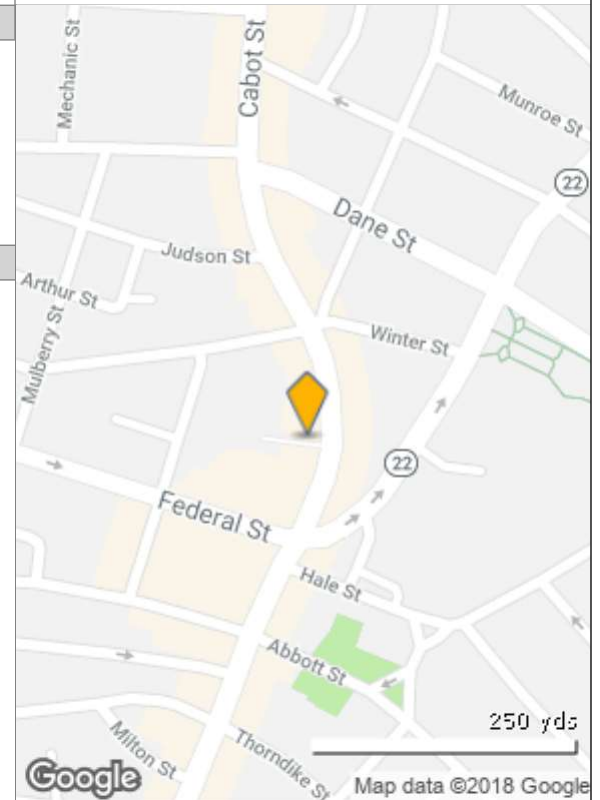
Pleased to Announce this Commercial Opportunity in Downtown Beverly. Now available ... 260 Cabot Street located between the Lindsey Building and Soma's restaurant this building offers 4503 sf of retail space in the heart of Downtown Beverly. High visibility with daily traffic counts of 28,000 vehicles. With 2 levels of newly remodeled space to accommodate a dance studio, this building now features large rooms, open concepts and bright lighting. The building has two levels; the lower level is directly accessible from the Pond Street Public Parking Lot while the upper level is Street Front - directly accessible from Cabot Street. The building has two handicap accessible restrooms located on the first and lower levels. Zoned CC allows many uses by right or exception. Great opportunity to become part of Beverly's growing downtown with 3 theaters, feature restaurants, coffee shops and boutique retail.

Office Information

Bldg Type: Office	Bldg Status: Built 1965	RBA: 4,503 SF
Class: B	% Leased: 0.0%	Stories: 1
Total Avail: 4,503 SF	Elevators: -	Land Area: 0.05 AC
Bldg Vacant: 4,503 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 4,503 SF	Zoning: C	Owner Occupied: No
Building FAR: 2.07	Tenancy: Single Tenant	

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

Parking: **Ratio of 0.00/1,000 SF**



2 495 Cabot St - Cabot Crossing Condominiums

Beverly, MA 01915 - Danvers/Beverly Submarket
 15,000 SF Class B Office Condominium Built in 2005
 Condominium for sale at \$210,000 (\$14.00/SF)

Condo Information

Sale Price: **\$210,000**
 Unit SF: **For Sale**
 Price/SF: **\$14.00**
 Cap Rate: -

Sale Status: **Active**
 Days On Market: **50**
 Sale Type: **Owner/User**
 Sale Conditions: -

Floor #: -
 Unit #: -

Investment Notes

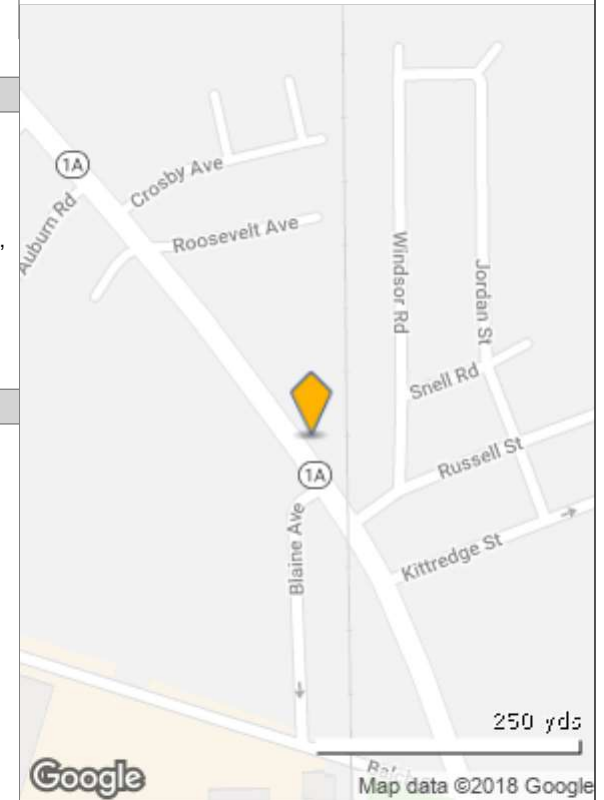
Pleased to Announce, 495 Cabot Street 3rd Floor Office Condo has 991 sf. Located directly across from the new Beverly Middle School. This office suite features a large reception area, 4 private offices, 1 private conference room and a separate utility and storage room. The unit is well lit and has windows for natural light. 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 \$317.36 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 mile) 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.

Office Information

Bldg Type: Office	Bldg Status: Built Nov 2005	Tenancy: Multi
Class: B	% Leased: 93.4%	Elevators: -
Rent/SF/Yr: -	Total Avail: 991 SF	Core Factor: -
RBA: 15,000 SF	Bldg Vacant: 991 SF	Zoning: CN-Community, Beverly
Stories: 3	Typical Floor Size: 5,689 SF	Owner Occupied: -
Owner Type: -	Land Area: 1.50 AC	
	Ownership: Condo	

Parking: **18 free Reserved Spaces are available; Ratio of 1.20/1,000 SF**



3 40-44 Dunham Rd - 40 and 44 Dunham Ridge Parcels

Beverly, MA 01915 - Danvers/Beverly Submarket
Land of 6.57 AC is for sale at an undisclosed price

Investment Information

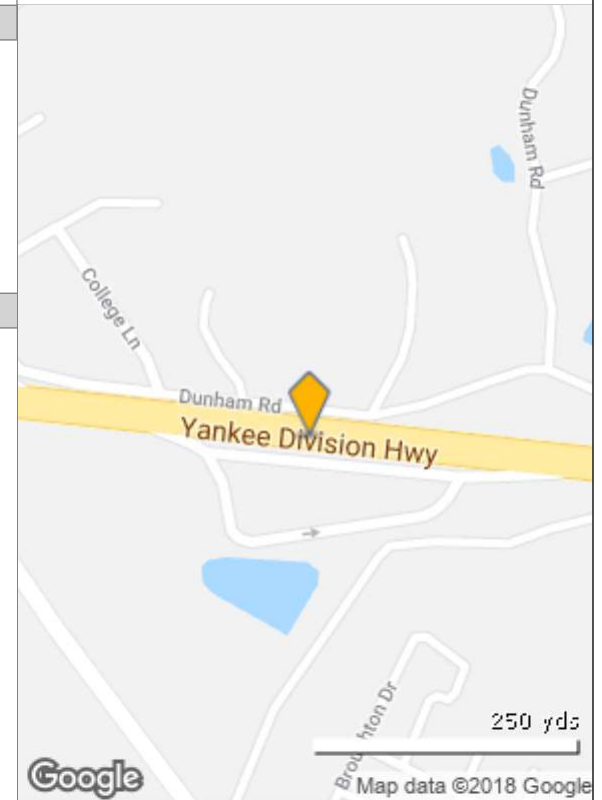
Sale Price: **For Sale**
Price/AC: -
Sale Status: **Active**
Sale Conditions: -
Days On Market: **277**

Investment Notes

Two sites at scenic 54-acre Dunham Ridge are currently available for sale or on a long-term ground lease basis (20-50 years). These desirable lots sit on one of the few remaining highly visible properties directly fronting Route 128 (America's Technology Highway) just 22 miles north of Boston. In addition to the two undeveloped lots for sale or lease, Dunham Ridge consists of three office and research buildings existing or under construction (five-story 48 Dunham Ridge, four-story 50 Dunham Ridge and five-story 52 Dunham Ridge) and a five-story structured parking garage connected to 48 Dunham Ridge. Cummings Properties is willing to sell the parcels or construct and sell, on a build-to-suit basis, a building for the ground Lessee. Alternatively, the Lessee or purchaser may opt to construct a building themselves. Zoned for office, research, assembly, distribution, industrial, etc. Other uses available by special permit include hotel, senior housing, recreational facilities, and warehouse. Utility access, including municipal water and sewer, natural gas, and electrical, as well as paved road access, will be in place.

Land Information

Zoning: -	Proposed Use: Commercial, Industrial, Office, Distribution ...
Density: -	Parcel Size: 6.57 AC Lot Dimensions: -
Number Of Lots: -	On-Site Improv: -
Improvements: -	



4 75 Herrick St - The Parkhurst Medical Bldg, Unit 215-217 A

Beverly Hospital Campus - The Parkhurst Medical Bldg
Beverly Hospital Campus - Beverly, MA 01915 - Danvers/Beverly Submarket
22,062 SF Class C Medical Condominium Built in 1988
Condominium for sale at \$89,900 (\$144.53/SF)

Condo Information

Sale Price: **\$89,900**
Unit SF: **622 SF**
Price/SF: **\$144.53**
Cap Rate: -

Sale Status: **Active**
Days On Market: **476**
Sale Type: **Owner/User**
Sale Conditions: -

Floor #: **1**
Unit #: **215-217 A**



Investment Notes

The Mega Group is pleased to make available two contiguous medical condominiums in the Parkhurst Building on the campus of Beverly Hospital. Nicely appointed suites, 622+/- square feet in size, with recent updates. Well run facility in the same location as some of Lahey's finest doctors on the North Shore! Easy access to Route 128 via Exit 19. Condo fee includes utilities (heat, hot water & electricity) as well as maintenance (common space & elevators) and an enormous amount of parking.

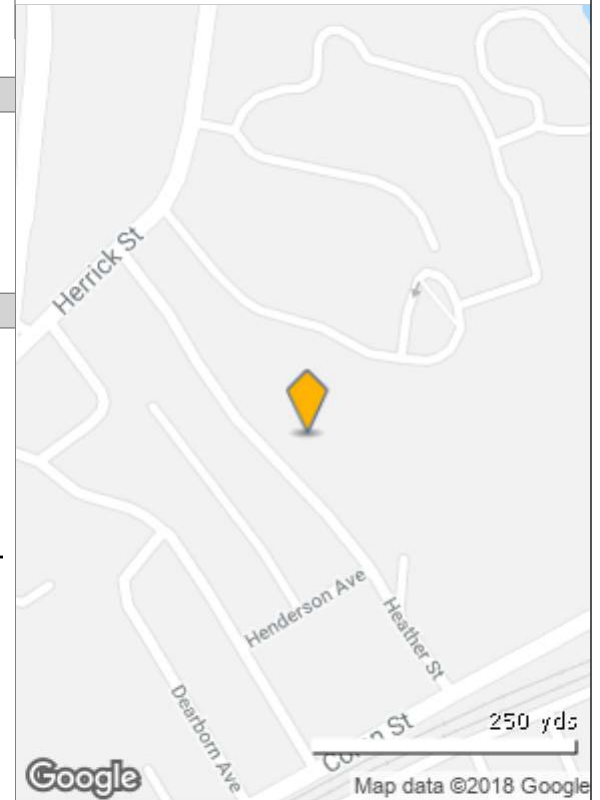
Units 215 & 217A contiguous

Office Information

Bldg Type: Office	Bldg Status: Built 1988	Tenancy: Multi
Class: C	% Leased: 97.2%	Elevators: -
Rent/SF/Yr: \$18.33	Total Avail: 622 SF	Core Factor: -
RBA: 622 SF	Bldg Vacant: 622 SF	Zoning: HD
Stories: 2	Typical Floor Size: 10,000 SF	Owner Occupied: No
Owner Type: -	Land Area: 1.74 AC	
	Ownership: Condo	

Parcel Number: **BEVE-000031-000085-A000117, BEVE-000031-000085-A000216, BEVE-000031-000085-A000218, BEVE-000031-000085-A000219, BEVE-000031-000085A-000212**

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



5 230 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 \$599,000 (\$271.29/SF)

Investment Information

Sale Price: **\$599,000**
 Price/SF: **\$271.29**
 Cap Rate: -

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

Days On Market: **169**



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

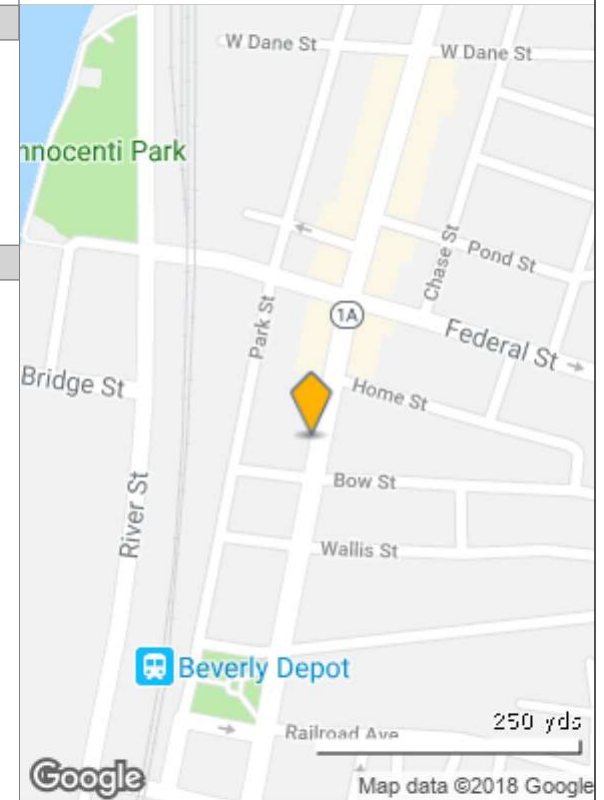
Center Type: Auto Repair	Center Size: 2,208 SF
Bldg Status: Built 1985	Zoning: CC, Beverly
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.10 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 2,208 SF	
Bldg Vacant: 2,208 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

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**



6 232 Rantoul St

Beverly, MA 01915 - Danvers/Beverly Submarket
3,982 SF Retail Building Built in 1923
Property is for sale at \$599,000 (\$150.43/SF)

Investment Information

Sale Price: **\$599,000**
Price/SF: **\$150.43**
Cap Rate: -

Sale Status: **Under Contract**
Sale Conditions: -
Sale Type: **Owner/User**

Days On Market: **171**

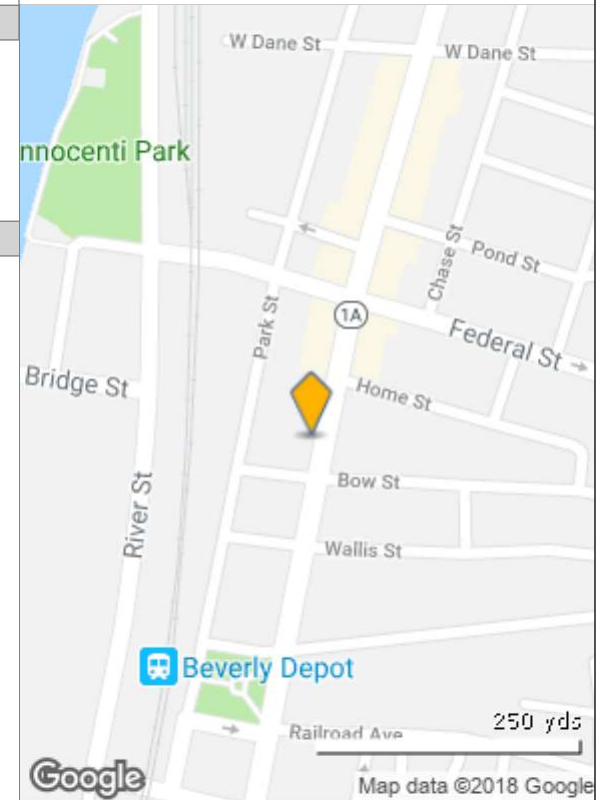
Investment Notes

KW Commercial is pleased to announce 232 Rantoul St., Beverly is available to purchase. Great opportunity to become part of Beverly's revitalization of Rantoul Street. Stand-alone 3982 square foot 2 bay garage with great exposure on busy Rantoul Street. High traffic counts. Currently used as a well-established auto body and radiator 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 78 feet of frontage, has off street parking for 3 vehicles. Property has test wells and is 21E compliant. Shown by appointment only, owner does not want business interrupted.

Center Information

Center Type: Retail	Center Size: 3,982 SF
Bldg Status: Built 1923	Zoning: CC
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.12 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 3,982 SF	
Bldg Vacant: 3,982 SF	
Owner Occupied: -	
Tenancy: -	

Street Frontage: **78 feet on Rantoul**
Parking: **3 Surface Spaces are available; Ratio of 0.75/1,000 SF**
Parcel Number: **BEVE-000011-000012**



7 282 Rantoul St - Beverly Glass Building

Beverly, MA 01915 - Danvers/Beverly Submarket
8,670 SF Retail Storefront Building Built in 1900
Property is for sale at \$1,115,000 (\$128.60/SF)

Investment Information

Sale Price: **\$1,115,000**
Price/SF: **\$128.60**
Cap Rate: -

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

Days On Market: **141**



Investment Notes

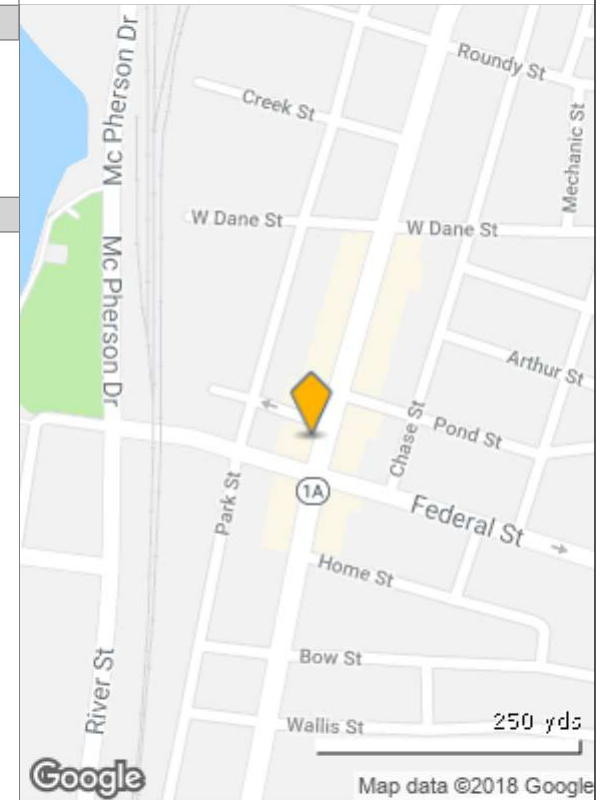
The Beverly Glass Building is situated in the heart of downtown Beverly and with underground parking in place, presents an opportunity to re-develop existing into a new mixed-use development. The Subject Property is situated on about 5,335 square feet of land located on the corner of Rantoul and Riverside Streets. The Central Business (CC) zoning in Beverly allows for a myriad of uses both by right and by special permit. Excellent property for a brewery with ceiling heights and existing load capacity. The Beverly Glass Company has been serving the North Shore & Boston since 1961 and is relocating to a smaller location.

Center Information

Center Type: Storefront	Center Size: 8,670 SF
Bldg Status: Built 1900	Zoning: CC
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.12 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 8,640 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

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

Street Frontage: **60 feet on Rantoul St**
Parking: **3 free Surface Spaces are available; Ratio of 0.35/1,000 SF**
Parcel Number: **BEVE-000011-000027**



8 324-326 Rantoul St, Unit A

Beverly, MA 01915 - Danvers/Beverly Ind Submarket
 22,500 SF Class B Light Manufacturing Condominium Built in 1900
 Condominium for sale at \$599,000 (\$171.14/SF)

Condo Information

Sale Price: **\$599,000**
 Unit SF: **3,500 SF**
 Price/SF: **\$171.14**
 Cap Rate: -

Sale Status: **Active**
 Days On Market: **116**
 Sale Type: **Owner/User**
 Sale Conditions: -

Floor #: **1**
 Unit #: **A**

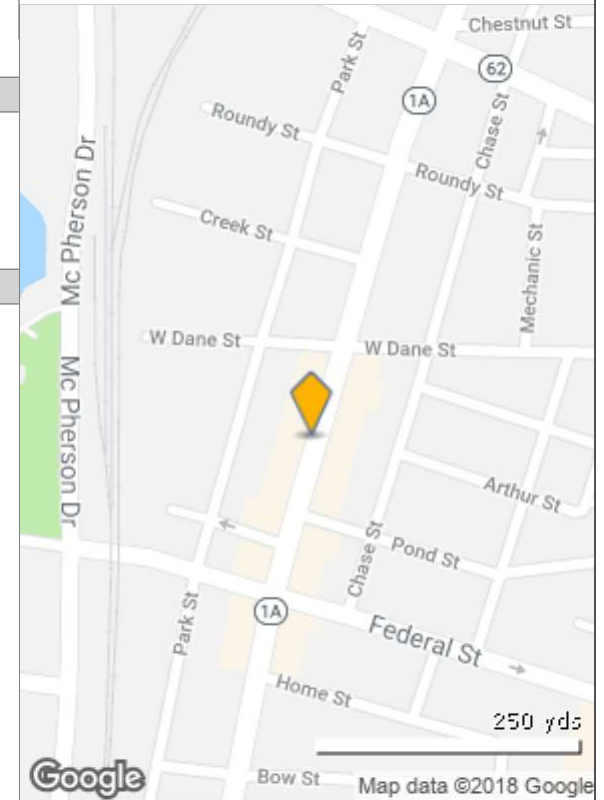


Investment Notes

Two story commercial building located on Rantoul Street with new roof, new vinyl siding, and new windows! Office/reception area in the front of the first floor of approximately 500 SF, balance of the first floor is the range of 1200 SF of open work space. The second floor is estimated to be 1725 SF of open work area. The basement is estimated to be 1500 SF of open area. This property is ready for build out to your own specifications. 3 car off street deeded parking. Dry sprinkler system, 3 phase electrical service available and separate gas meter. The property is known as Caribe Condominium.

Building Information

Bldg Type: Light Manufacturing	RBA: 3,500 SF
Bldg Status: Built 1900	% Leased: 100.0%
Rent/SF/Yr: Withheld	Zoning: C
Stories: 3	Owner Type: -
Bldg Vacant: 0 SF	Building: 5.17
Warehouse Avail: 3,500 SF	CAM: -
Office Avail: 0 SF	Land Area: 0.10 AC
Max Contig: 3,500 SF	Smallest Space: 3,500 SF
Crane: -	Ownership: Condo
Ceiling Height: 12'0"	Tenancy: Single Tenant
Column Spacing: -	Loading Docks: 1 ext (bldg. total)
Const Mat: Masonry	Drive Ins: None
Rail Spots: -	Rail Line: -
Levelators: None	Cross Docks: No
Sprinklers: Yes	Levelators: None
	Sprinklers: Yes
Power: 400a	
Utilities: Heating - Gas	
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	



9 374 Rantoul St

Beverly, MA 01915 - Danvers/Beverly Submarket
 2,046 SF Retail Bar Building Built in 1890
 Property is for sale at \$195,000 (\$95.31/SF)

Investment Information

Sale Price: **\$195,000**
 Price/SF: **\$95.31**
 Cap Rate: -

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

Days On Market: **417**



Investment Notes

Gorgeous newly built out open-concept restaurant space, situated in the heart of all of the new development in downtown Beverly. 374 Rantoul Street is a virtually turn-key operation, never before occupied. The Premises is currently setup to include all of today's needs such as fully handicap accessible restrooms and ductless AC, this rustic design featuring a 100-year old Freedom Maine wood interior and red oak natural wood flooring will blow you away! The building is a mixed-use structure, completely gut renovated to include a Hardie board exterior with Cape Cod Impressions vinyl front, Renewal by Anderson windows around and beautiful Pella windows facing Rantoul Street. All of the wiring and plumbing is brand new throughout and all of the fixtures you will need are in place with full liquor & entertainment license. Inquire about the fixed asset inventory. The new restaurant owner will need to sign a new lease agreement with the property owner. Consider this business opportunity, you won't be disappointed!

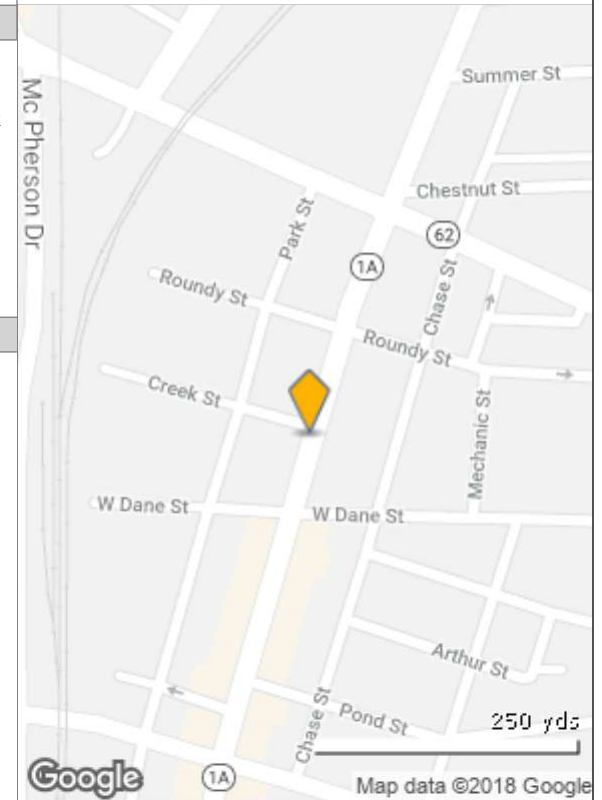
Rantoul Street is Route 1A

Center Information

Center Type: Bar	Center Size: 2,046 SF
Bldg Status: Built 1890	Zoning: CC
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.10 AC
Stories: 2	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 2,046 SF	
Bldg Vacant: 2,046 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

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

Street Frontage: **77 feet on Rantoul St**
 Parking: **Ratio of 0.00/1,000 SF**
 Parcel Number: **BEVE-000020-000255**



10 95 Sam Fonzo Dr

Beverly, MA 01915 - Danvers/Beverly Ind Submarket
 30,000 SF Under Construction Class B Distribution Building Delivering 3/2019
 Property is for sale at \$3,195,000 (\$106.50/SF)

Investment Information

Sale Price: **\$3,195,000**
 Price/SF: **\$106.50**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**
 Days On Market: **189**



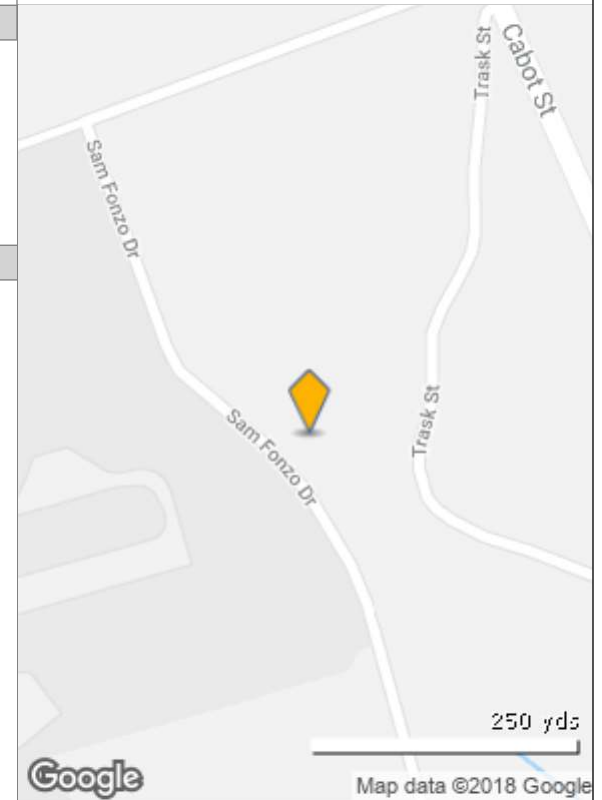
Investment Notes

Groundbreaking expected for Spring 2018
 Delivery expected for Fall 2018

Great build to suit opportunity to purchase newly developed industrial / commercial condominiums suitable for professionals, contractors, distribution, light industrial and flex office uses. The 5 proposed units consist of an open warehouse / office space with an optional mezzanine with 14' clear under mezzanine 26'-6" clear floor to ceiling, ample natural light, 200 AMP service and one garage or tailboard dock door. Drive-in and tailgate loading docks available

Building Information

Bldg Type: Distribution	RBA: 30,000 SF
Bldg Status: Under Construction, delivers Mar 2019	% Leased: 4.7%
Rent/SF/Yr: For Sale	Stories: -
Bldg Vacant: 0 SF	Building: 0.29
Warehouse Avail: 28,600 SF	Owner Type: -
Office Avail: 0 SF	Owner Occupied: -
Max Contig: 28,600 SF	Land Area: 2.34 AC
	Smallest Space: 3,400 SF
	Lot Dimensions: -
Ceiling Height: 24'0"	Crane: -
Column Spacing: -	Loading Docks: Yes
Const Mat: -	Drive Ins: Yes
Rail Spots: -	Rail Line: -
	Cross Docks: -
Power: 200a 3p	Levelators: -
Parcel Number: BEVE-000078-000002	Sprinklers: -



11 1 Water St - 0.957 Acres

Beverly, MA 01915 - Danvers/Beverly Submarket
Land of 0.96 AC is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/AC: -
Sale Status: **Active**
Sale Conditions: **Lease Option**
Days On Market: **539**



Land Information

Zoning: -
Density: -
Number Of Lots: -
Improvements: -
Proposed Use: **Commercial, Retail, Restaurant**
Parcel Size: **0.96 AC** Lot Dimensions: -
On-Site Improv: -
Parcel Number: **BEVE-000001-000085**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
Street Frontage: **180 feet on Cabot**

