

1 495 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 \$185,000 (\$12.33/SF)

Condo Information

Sale Price: **\$185,000**
 Unit SF: **For Sale**
 Price/SF: **\$12.33**
 Cap Rate: -

Sale Status: **Active**
 Days On Market: **137**
 Sale Type: **Owner/User**
 Sale Conditions: -

Floor #: -
 Unit #: -

Investment Notes

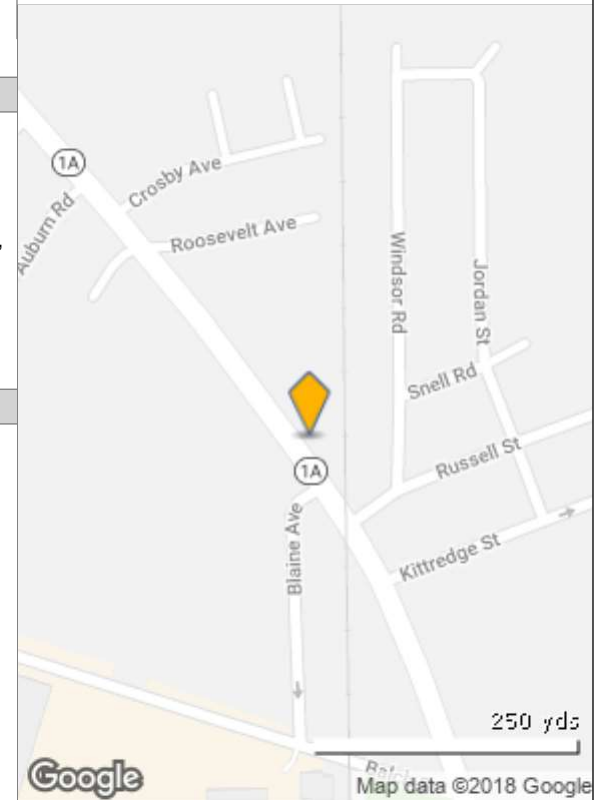
Pleased to Announce, 495 Cabot Street 3rd Floor Office Condo has 991 sf. Located directly across from the new Beverly Middle School. This office suite features a large reception area, 4 private offices, 1 private conference room and a separate utility and storage room. The unit is well lit and has windows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



2 10 Congress St

Beverly, MA 01915 - Danvers/Beverly Submarket
Land of 3.78 AC is for sale at \$2,900,000 (\$767,195.77/AC)

Investment Information

Sale Price: **\$2,900,000**
Price/AC: **\$767,195.77**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **56**

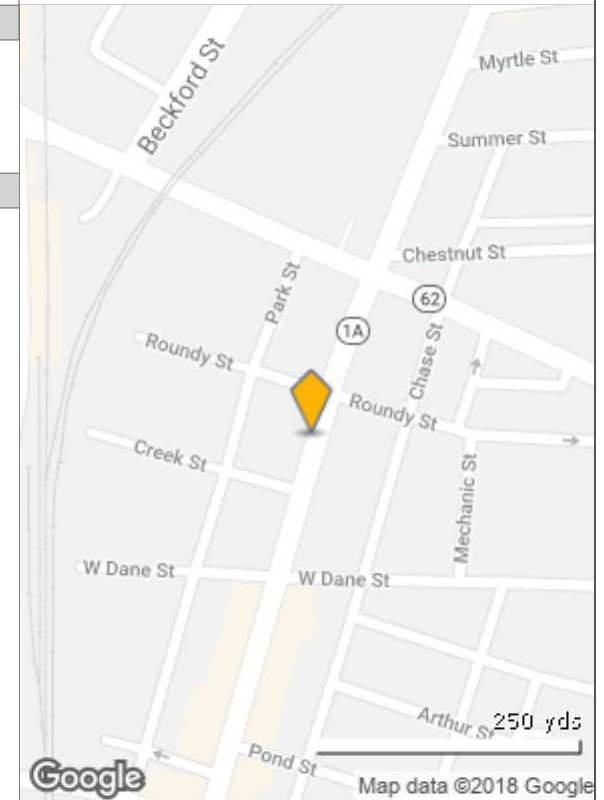


Investment Notes

10-16 Congress Street is a transit-oriented waterfront development site located in downtown Beverly, Massachusetts. The property is offered with approvals and permits in-place (including special permit, ConCom and Chapter 91 license) to build 62 market-rate apartment or condominium units and presents the opportunity to capitalize on the new Opportunity Zones tax regulations in 2019.
* OFFERS DUE: THURSDAY, DECEMBER 6th *

Land Information

| | | |
|-------------------|-----------------------------|-------------------|
| Zoning: - | Proposed Use: - | Lot Dimensions: - |
| Density: - | Parcel Size: 3.78 AC | |
| Number Of Lots: - | On-Site Improv: - | |
| Improvements: - | | |



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

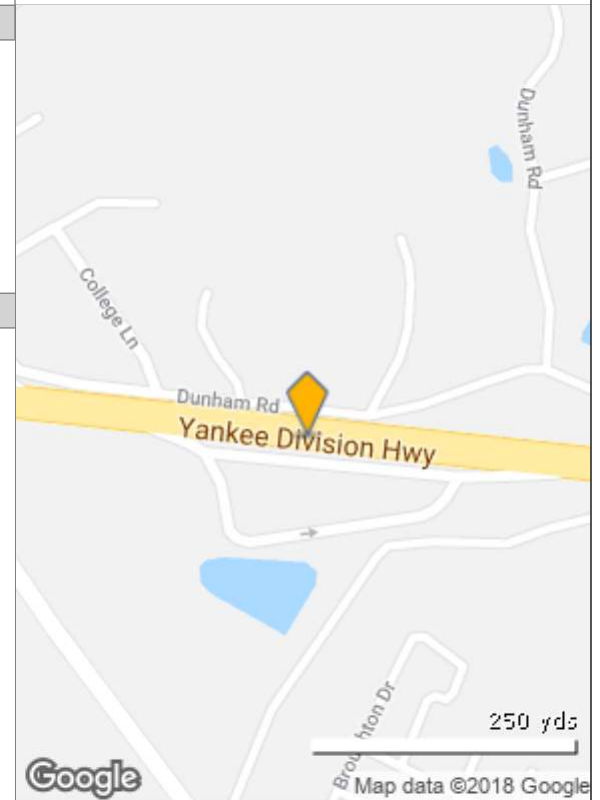
Sale Price: **For Sale**
 Price/AC: -
 Sale Status: **Active**
 Sale Conditions: -
 Days On Market: **364**

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: **563**
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.

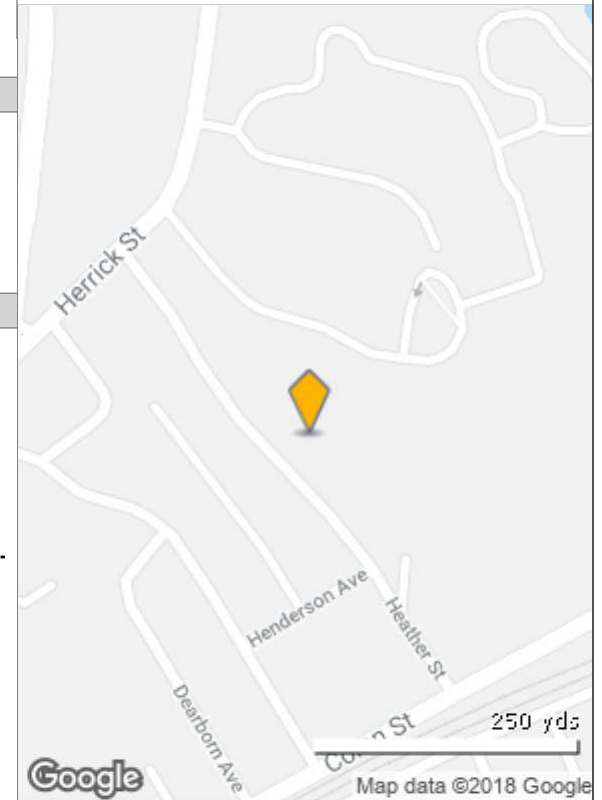
Units 215 & 217A contiguous

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 48 Pleasant St

Beverly, MA 01915 - Outer North Shore MF Submarket
 4,397 SF Class C Apartments Building Built in 1900
 Property is for sale at \$1,895,000 (\$430.98/SF)

Investment Information

Sale Price: **\$1,895,000**
 Price/Unit: **\$236,875.00**
 Cap Rate: **6.10%**
 GRM: -

Sale Status: **Active**
 Sale Conditions: -

Days On Market: **134**

Building Information

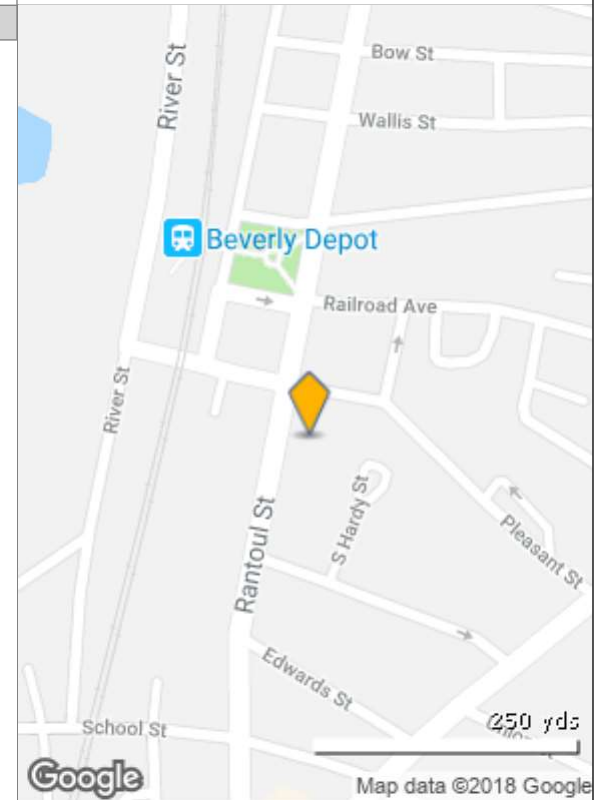
of Units: **8** Bldg Status: **Built 1900**
 Avg Unit Size: **549 SF** Building Size: **4,397 SF** Zoning: **CC**
 Avg Vacancy: - Stories: **3** Lot Dimensions: -
 Land Area: **0.08 AC** Building FAR: **1.26**

Parcel Number: **BEVE-000005-000078**

unit mix

| no of units | bed/bath | avg unit size (sf) | complex % | month rent/low | month rent/high |
|-------------|----------|--------------------|-----------|----------------|-----------------|
| 1 | 3/1 | | | | |
| 3 | 2/1 | | | | |
| 4 | 1/1 | | | | |

Total SF of all Units: -
 Avg Rent/Unit/Mo: -
 Avg Rent/SF/Mo: -



6 282 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: **228**



Investment Notes

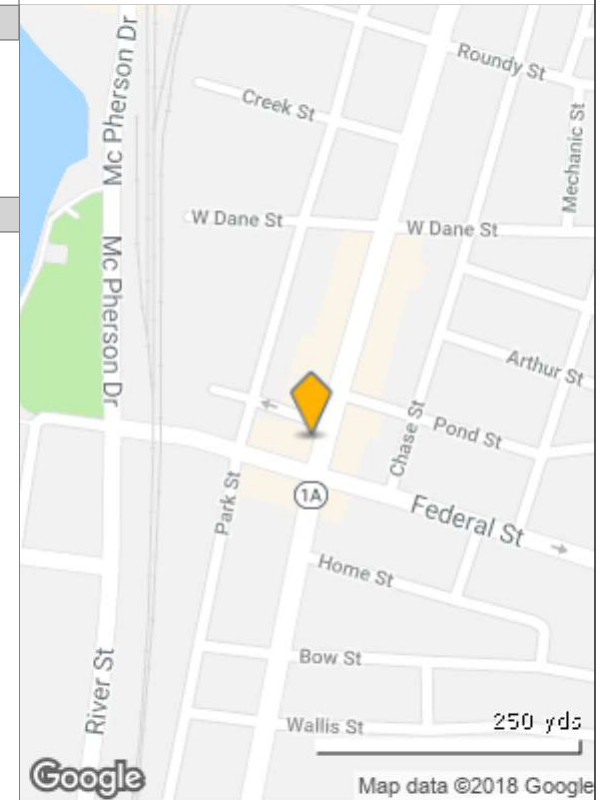
The Beverly Glass Building is situated in the heart of downtown Beverly and with underground parking in place, presents an opportunity to re-develop existing into a new mixed-use development. The Subject Property is situated on about 5,335 square feet of land located on the corner of Rantoul and Riverside 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: 0.20 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: **54 feet on Rantoul St**
Parking: **3 free Surface Spaces are available; Ratio of 0.35/1,000 SF**
Parcel Number: **BEVE-000011-000027**



7 324-326 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 \$549,000 (\$156.86/SF)

Condo Information

Sale Price: **\$549,000**
 Unit SF: **3,500 SF**
 Price/SF: **\$156.86**
 Cap Rate: -

Sale Status: **Under Contract**
 Days On Market: **203**
 Sale Type: **Owner/User**
 Sale Conditions: -

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



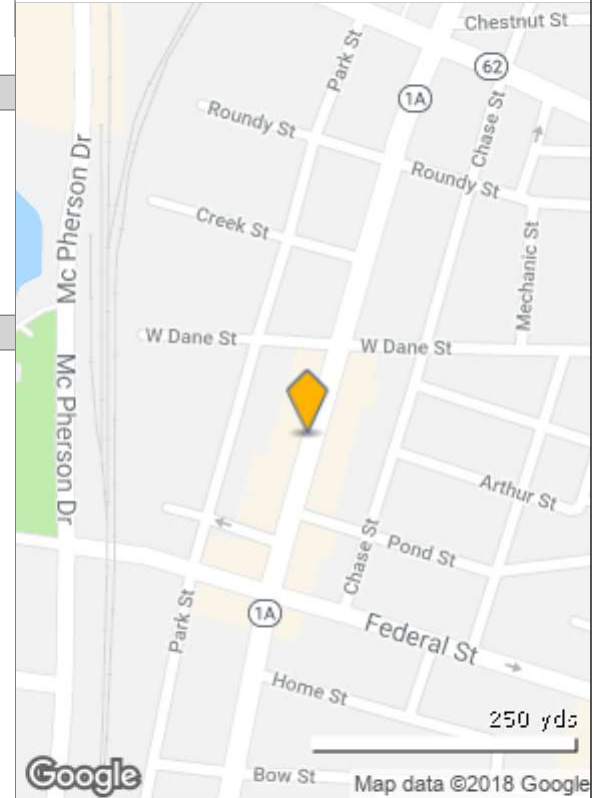
Investment Notes

Perfect place for Cannabis Dispensary

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: 84.4% |
| Rent/SF/Yr: Withheld | Zoning: C |
| Bldg Vacant: 3,500 SF | Stories: 3 |
| Warehouse Avail: 3,500 SF | Building: 5.17 |
| Office Avail: 0 SF | CAM: - |
| Max Contig: 3,500 SF | Land Area: 0.10 AC |
| | Smallest Space: 3,500 SF |
| | Owner Type: - |
| | Owner Occupied: Yes |
| | Lot Dimensions: - |
| | Ownership: Condo |
| Ceiling Height: 12'0" | Crane: - |
| Column Spacing: - | Loading Docks: 1 ext (bldg. total) |
| Const Mat: Masonry | Drive Ins: None |
| Rail Spots: - | Rail Line: - |
| | Tenancy: Multiple Tenant |
| | Cross Docks: No |
| | 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

8 374 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: **504**



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!

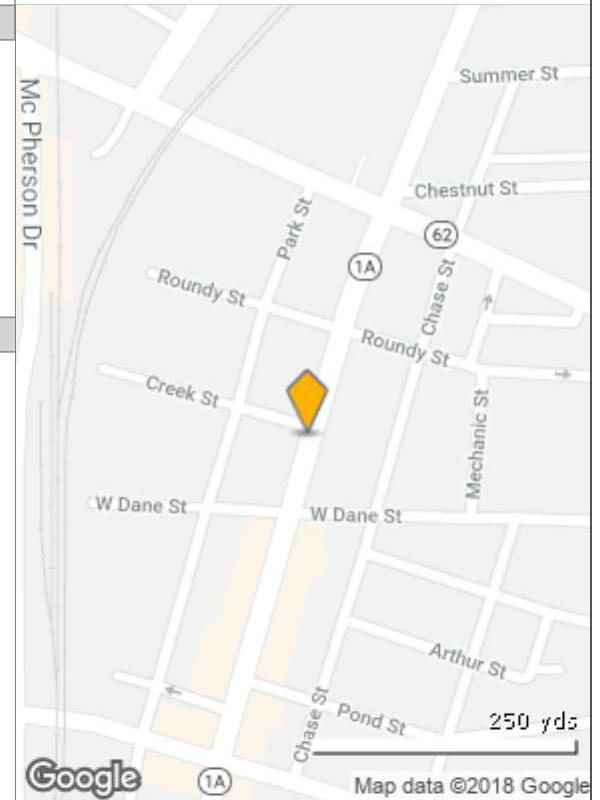
Rantoul Street is Route 1A

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**



9 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 an undisclosed price



Investment Information

Sale Price: **For Sale**
 Price/SF: -
 Cap Rate: -

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

 Days On Market: **276**

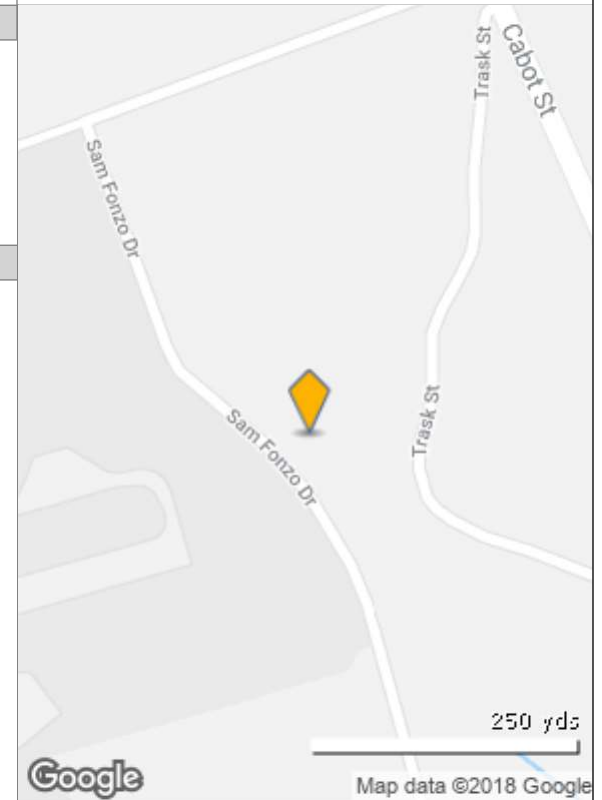
Investment Notes

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: - |



10 1 Water St - 0.957 Acres

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

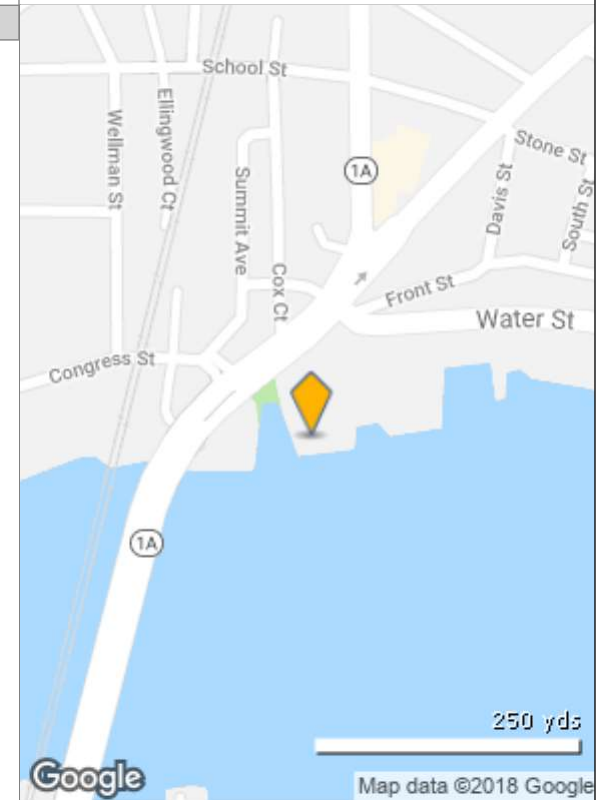
Investment Information

Sale Price: **For Sale**
Price/AC: -
Sale Status: **Under Contract**
Sale Conditions: **Lease Option**
Days On Market: **626**



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**



11 54 West Dane St - Clemenzi Industrial Park

Beverly, MA 01915 - Danvers/Beverly Ind Submarket
44,723 SF Class C Warehouse Building Built in 1972
Property is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/SF: -
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **35**



Building Information

| | | |
|---|---|---------------------------------|
| Bldg Type: Warehouse | Stories: 1 | RBA: 44,723 SF |
| Bldg Status: Built 1972 | Building 0.48 | % Leased: 69.0% |
| Rent/SF/Yr: For Sale | CAM: - | Zoning: IND |
| Bldg Vacant: 13,869 SF | Land Area: 2.13 AC | Owner Type: No |
| Warehouse Avail: 13,869 SF | Smallest Space: 2,596 SF | Owner Occupied: No |
| Office Avail: 0 SF | | Tenancy: Multiple Tenant |
| Max Contig: 4,863 SF | | Lot Dimensions: - |
| Ceiling Height: 14'0" | Crane: - | Cross Docks: - |
| Column Spacing: - | Loading Docks: None | Levelators: None |
| Const Mat: Masonry | Drive Ins: 1 tot./9'0" w x 12'0" h | Sprinklers: - |
| Rail Spots: - | Rail Line: - | |
| Features: Waterfront | | |
| Parcel Number: BEVE-000010-000206 | | |
| Parking: 69 Surface Spaces are available; Ratio of 4.00/1,000 SF | | |

