



### 363-389 & 380 Rantoul Street - Beverly, MA 01915

**Property Type:** Retail  
 Free Standing Bldg  
**Building Size:** 11,567 SF  
**Property Description:**

**Price:** \$1,600,000  
**Price/SF:** \$138.32/SF

**Paul Herrick** (978) 927-1959

Former Infiniti car dealership. HIGH END SHOWROOM with executive offices and 6 bay garage. Ideal RETAIL near VW dealership, Walgreens, CVS and Weaver Glass. Many possibilities. Located on Route 1A near intersection of Rt 62. Possibility of remodeling under retail concept or removing structure & building apartments. Can be sold as individual property [form A] or as part of a condominium. Call agent for detailed package. EXCELLENT LOCATION WITH MANY POSSIBILITIES. Amazing showroom for display. Offered by The Paul Herrick Group at Keller Williams Realty



### 324A Rantoul St., Beverly - 324A Rantoul Street, Beverly, MA 01915

**Property Type:** Industrial  
 Industrial Condo  
**Building Size:** 3,240 SF  
**Property Description:**

**Price:** \$298,500

**Ralph Leonard** (978) 922-0252

Two story wood frame commercial building with office & reception area in front on the first floor, rest of building unfinished open work space. First & second floor contain 3240 sq. ft. of area and basement contains 1710 sq. ft. of unfinished storage area. Heat is hot air by gas. Seller will consider second mortgage for qualified Buyer.



### The Market Beverly - 204 Cabot Street, Beverly, MA 01915

**Property Type:** Retail  
 Street Retail  
**Building Size:** 6,867 SF  
**Property Description:**

**Price:** \$1,550,000  
**Price/SF:** \$225.72/SF

**Don Cassano** (508) 740-4614  
**john bingle** (978) 979-1000

List Price \$1,550,000 Price Per Gross Leaseable Area \$224.35 Price Per Square Feet \$112.17 Gross Leaseable Area 6,909 Building Square Feet 13,818 Percent Occupied 100% Land Area 6,867 Square Feet Number of Parking Spaces 8 Street Municipal Parking Lot Across Bow Street Year Built 1900 Foundation Brick / Stone / Concrete Frame Concrete Primary Exterior Walls Wood Shingle Primary interior Walls Drywall Roof Flat Roof Cover Tar & Gravel Primary Floors Asphalt Tile Basement Floor Concrete Fuel Gas (Key Spam) Heat Type Forced Hot Air % Heated 100% % Air Conditioned 100% % Sprinkled 100% Wet 1/2 Baths Two (2) Basement Kitchen One (1) Sidewalk Level Utilities Water / Sewer / Municipal Electric 400 amp and 800 amp : 3 Phase Gas National Grid Retail Units One (1) Signage On Building



**Broadway B Realty trust** - 32 Broadway street, Beverly, MA 01915

**Property Type:** Hotel & Motel      **Price:** Not Disclosed      **Mustafa Bdaiwi**      (949) 929-1110  
Economy/Limited Service      **Cap Rate:** 8.50%  
**Building Size:** 3,492 SF  
**Year Built:** 1900

**Property Description:**  
Investment Rooming house consisting of 14 rooms. Currently weekly rental could be renewed to a different terms, New roof installed few months ago, Market annual scheduled rent \$103,700. For details please contact us at 949-412-2615



**Colonial Press** - 25 Cox Court, Beverly, MA 01915

**Property Type:** Office      **Price:** \$424,500      **Ralph Leonard**      (978) 922-0252  
Office-Warehouse      **Price/SF:** \$66.37/SF  
**Building Size:** 6,396 SF      **Occupancy:** 80%  
**Parking Ratio:** 10/1,000 SF  
**Year Built:** 1940

**Property Description:**  
Building for sale (will consider selling printing business. 1 boiler FHW for building. Owners reconstructed building and did 2 story addition. First floor office space, manufacturing and warehouse areas. Second floor 2 four room apartments.



**Linsey Building** - 266-6 Cabot St., Beverly, MA 01915

**Property Type:** Office      **Price:** \$99,500      **Ralph Leonard**      (978) 922-0252  
Office Condo  
**Building Size:** 678 SF  
**Year Built:** 1985

**Property Description:**  
Reception area 8'3"x7'5"; work station 7'x8'10" and 6'x8'



**Prime Location, Drive-Thru - 4 Colon St., Beverly, MA 01915**

<b>Property Type:</b>	Retail	<b>Price:</b>	\$995,000	<b>Andrew Goldberg</b>	(978) 922-0800
	Free Standing Bldg	<b>Price/SF:</b>	\$347.54/SF		
<b>Building Size:</b>	2,863 SF				
<b>Property Description:</b>					

Also available For Lease. Currently occupied by CVS until Spring 2010. Lighted Intersection with lots of both Vehicular and Pedestrian Traffic. Bank or Fast-Food restaurant would be a perfect fit. Abundent off-street parking as well as drive-thru already in place.