

Properties for Sale

1 230 Rantoul St, Beverly, MA 01915



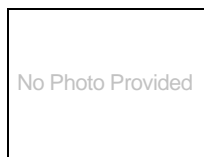
Price	\$649,000	Property Notes
Building Size	2,208 SF	
Property Sub-type	Office Building	
Broker Information	Ron Fredette, CCIM Keller Williams Commercial (603) 836-2700	
Status	Active	
LoopNet ID	20008028	

Listing's Link: <http://www.loopnet.com/lid/20008028>

Property Description

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.

2 324 Rantoul St, Beverly, MA 01915



Price	\$375,000	Property Notes
Unit Size	3,550 SF	
Property Sub-type	Industrial Condo	
Broker Information	Merrill Nearis MBN Contractors, Inc. (508) 962-7456	
Status	Active	
LoopNet ID	19663440	

Listing's Link: <http://www.loopnet.com/lid/19663440>

Units

#	Price	Size	Price/Size	Description
Unit 1	\$375,000	3,550 SF	\$105.63 /SF	

Property Description

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.