

±5,460 SQ. FT. | EXCEPTIONAL BUSINESS WITH REAL ESTATE OPPORTUNITY

88-92 MERRIMACK STR, HAVERHILL, MA



FOR SALE | \$1,200,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY

One Verani Way  
Londonderry, NH 03053  
o. 603-845-2500

[www.veranicommercial.com](http://www.veranicommercial.com)

 COMMERCIAL DIVISION™



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## OFFERING SUMMARY



Discover an exceptional opportunity to own a fully equipped restaurant with real estate in a bustling downtown area. This well-established business excels in serving breakfast, lunch, and dinner, attracting a loyal customer base. The inviting space features a modern dining area and a full bar, ideal for evening patrons. Additionally, the property includes a versatile function hall, perfect for catering events, private parties, and special occasions. Or use extra rental space offering significant income potential, making this an attractive investment. With a prime location in a thriving part of the city, this establishment benefits from high foot traffic and visibility. Seller financing may be available for a qualified buyer, facilitating a smooth transition into ownership.

ASKING PRICE:	\$1,200,000
UNIT SIZE:	5,460 +/-sf
YEAR BUILT:	1900
ZONING:	Commercial
# UNITS:	2





# PROPERTY PHOTOS



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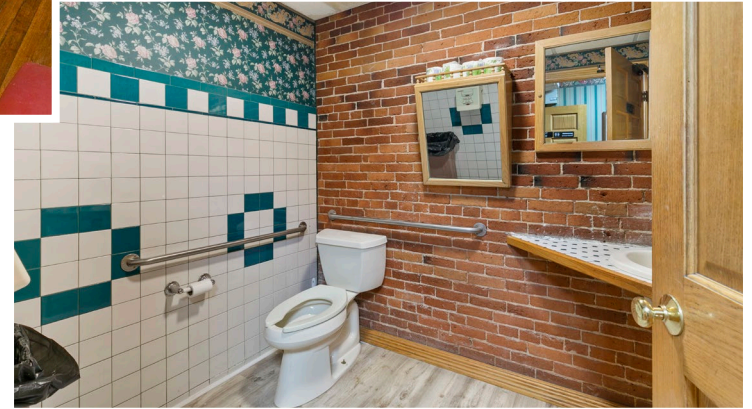
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# PROPERTY PHOTOS



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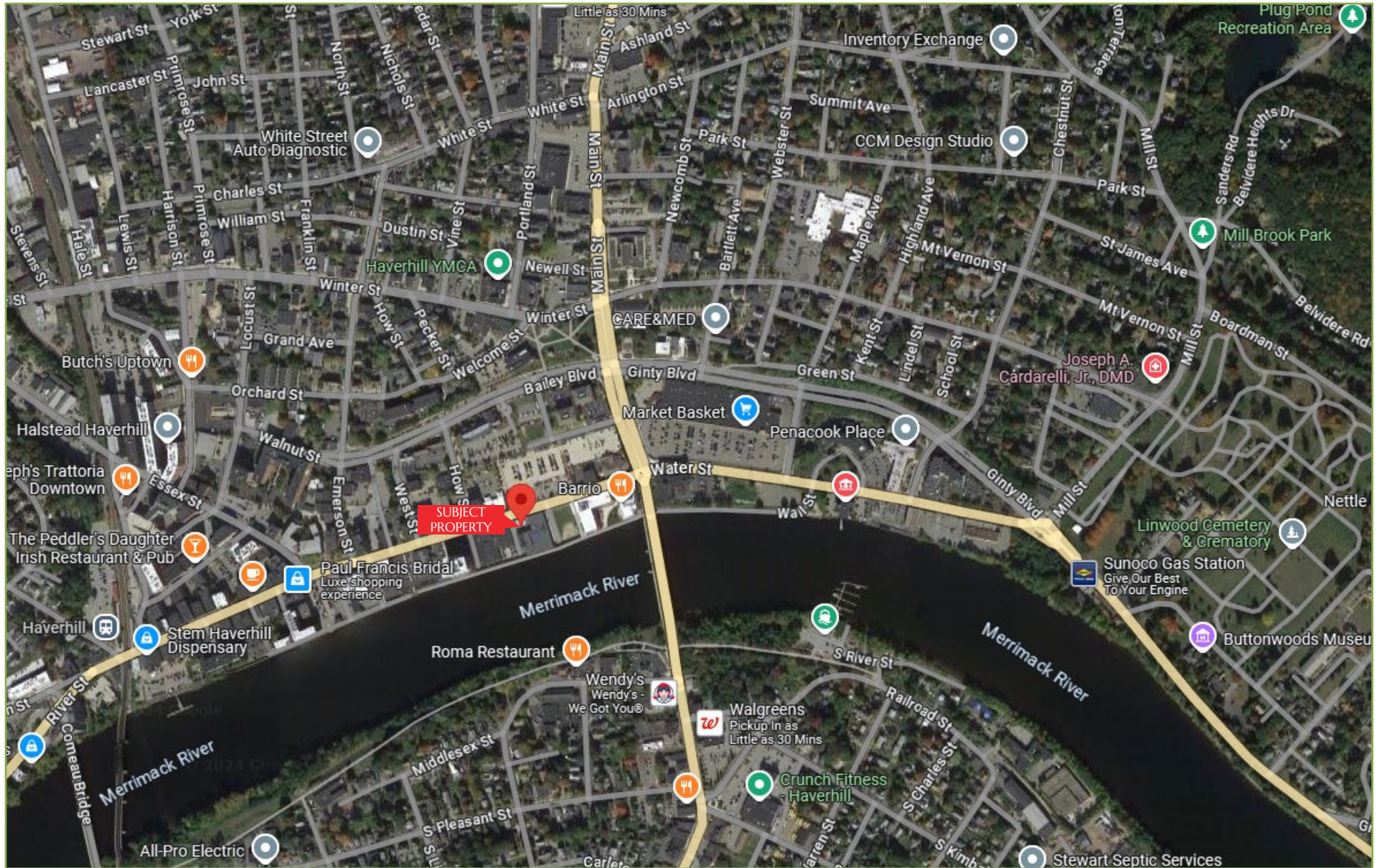
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# AERIAL MAP



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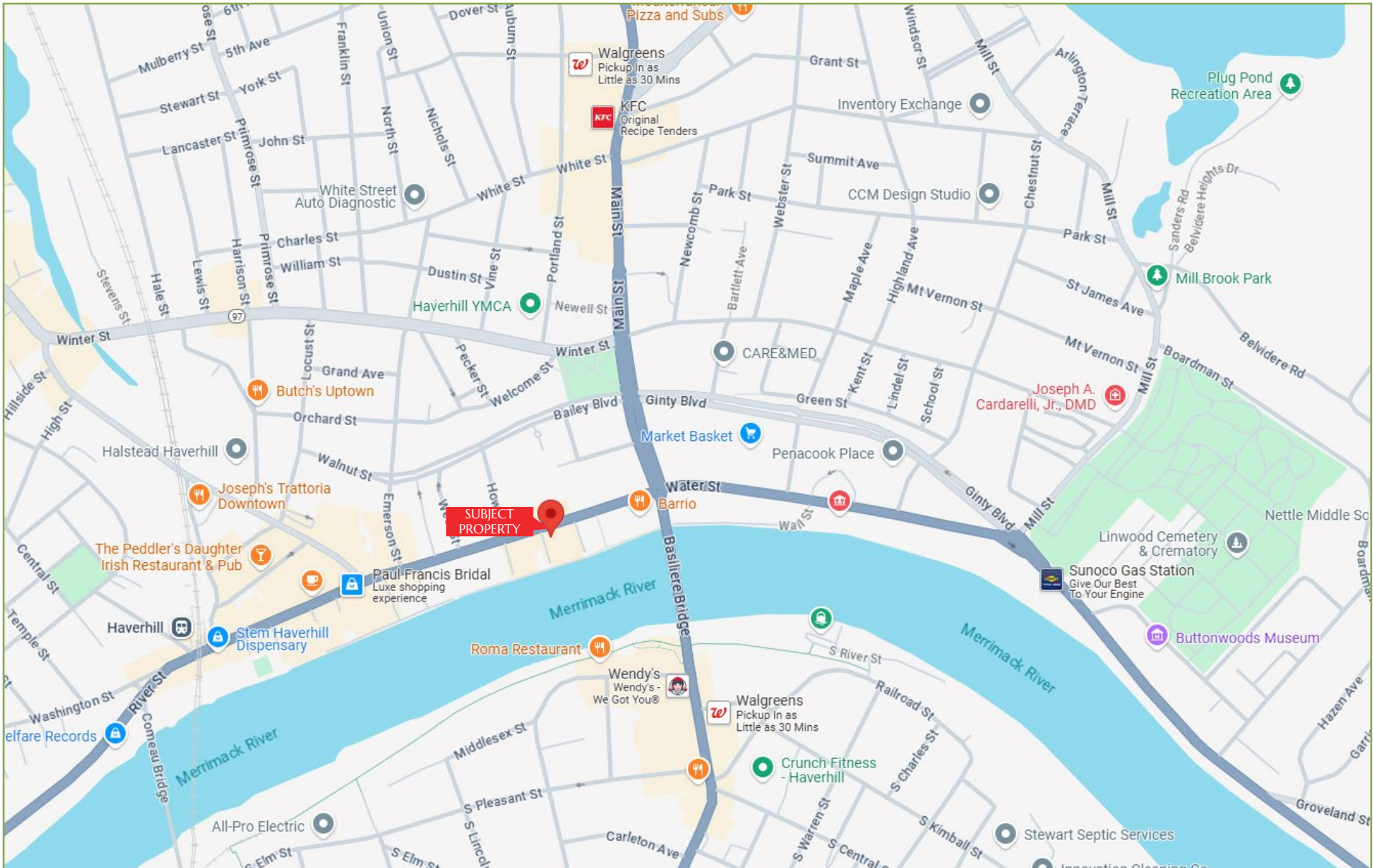
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# STREET MAP



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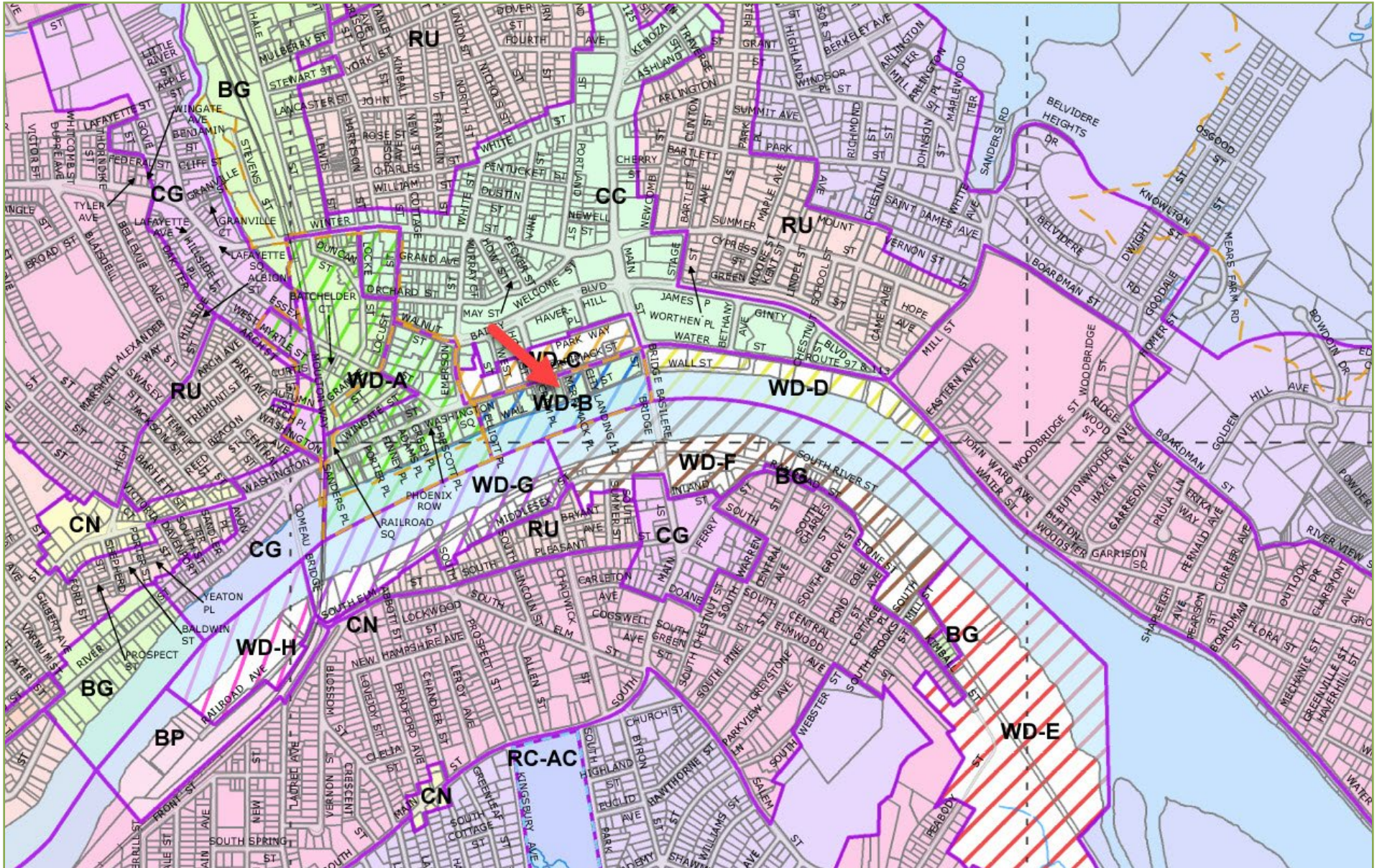
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# ZONING MAP



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## ZONING - WATERFRONT DISTRICT - B

### Section 9.5 Merrimack Street Gateway Renaissance Overlay District

#### 9.5.1 Purpose.

It is the purpose of this section to establish a Merrimack Street Gateway Renaissance Overlay District and thereby to encourage additional smart growth in the downtown core, to foster a range of housing opportunities along with mixed-use development components, including, among others, distinctive retail, education and education-based uses, performing arts, media and graphics arts, offices, restaurants, public and private access to and use of the Merrimack River, which is now effectively cut off by a substantial and necessary flood wall, to spark the development of marine use facilities taking advantage of the navigable waters of the Merrimack River adjacent to downtown Haverhill, and to encourage private capital to invest in the design and construction of distinctive and attractive site development programs that promote compact design, creation of vital urban open space, and take advantage of a variety of transportation options, including enhanced pedestrian access to employment and nearby rail access. Other objectives of this section are to:

1. Promote the public health, safety, and welfare by encouraging diversity of housing opportunities;
2. Foster the long-term expansion of workforce and market-rate multifamily housing to bring further vitality and stability to the downtown riverfront;
3. Increase the production of a range of housing units to meet existing and anticipated housing needs;
4. Establish requirements, standards, and guidelines, and ensure predictable, prompt, fair and cost-effective

- development review and permitting;
5. Establish development standards to allow context-sensitive design and creative site planning;
6. Enable the City to act quickly to take advantage of available capital and technical resources to redevelop key parcels; and
7. Establish an anchoring redevelopment at a major gateway to downtown Haverhill, adjacent to the Bradford Bridge (also known as the "Route 125 bridge") over the Merrimack River

#### 9.5.5 Permitted Uses.

1. Mixed-use development which must provide space in the project or a phase thereof for each of: 1) at least one of the nonresidential uses listed as permitted or specially permitted below, and 2) multifamily development, which multifamily development may be provided throughout the project, or within one or more specified building(s) or phase(s) of the project consisting of only multifamily residential use. In addition, any building not immediately fronting on Merrimack Street, whether constructed as a project, as part of a project or as a phase of a project, may be used for purely multifamily residential purposes.
2. The following nonresidential uses:
  - a. Business and professional offices.
  - b. Business service and consumer service establishments.
  - c. Commercial and financial services.
  - d. Eating and drinking establishments without a drive-through, including, without limitation, seasonal outdoor seating.
  - e. Retail uses.
  - f. Educational use.
  - g. Research and development uses.
  - h. Graphics arts and media arts studios, galleries and





## ZONING - WATERFRONT DISTRICT - B

### Section 9.5 Merrimack Street Gateway Renaissance Overlay District (continued)

offices.

i. Performing arts uses, including, without limitation, indoor and outdoor stages.

j. Community facilities, including, without limitation, chapels and places of religious worship.

k. Indoor athletic, fitness, health and health spa establishments, including, without limitation, exercise establishments and martial arts and yoga studios.

l. Inns and hotels.

3. Parking, including surface, garage-under, and structured parking (e.g., parking garages) and automobile-sharing and bicycle-sharing services, provided that such parking use and such services are either a component of a mixed-use development or are accessory to another permitted use.

4. Open space and recreational uses, including, without limitation, plazas, green areas and seasonal and occasional markets.

5. Marinas, piers, floats, boardwalks, fishing areas, and other facilities and amenities providing views of and access to the Merrimack River, including, without limitation, boat rental, charter-boat facilities and boat-sharing services.

6. Accessory and ancillary uses customarily incidental to any of the above permitted uses shall also be permitted, including, without limitation, day care accessory to any educational use or multifamily residential use, accessory swimming pools for use by residents, hotel or inn guests, workers or students in any mixed-use development, accessory pet care, conference and meeting facilities, and roof gardens and roof structures accessory to any

multifamily residential use or any educational use.

#### 9.5.6 Prohibited Uses.

1. Septic system repair facility.

2. Solid waste disposal facility.

3. Salvage yard.

4. Self-storage facility (other than any accessory storage units or accessory storage areas which are accessory to a permitted use such as a multifamily residential use or a retail or educational use or a performing arts use, which shall be permitted, provided the same shall be entirely located within a building and shall not be advertised or signed from the exterior of the building and shall be limited to use by project residents, tenants and occupants).

5. Warehousing and distribution facility.

6. Motor vehicle service station (fuel sales).

7. Motor vehicle general and body repair (provided that an accessory automobile detailing service may be provided within any parking-under structure).

8. Motor vehicle sales.

9. Motor vehicle car wash (provided that an accessory automobile detailing service may be provided within any parking-under structure).

10. Storage of power boats.

11. Uses, buildings and structures permitted under MGL c. 40A, § 3, but not otherwise specifically contemplated in this section, shall not proceed in or as part of a project or any phase of a project under this section, but shall instead proceed solely in accordance with said MGL c. 40A, § 3, and the applicable provisions of underlying zoning.





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