



**MLS # 72757767 - New
Commercial/Industrial - Commercial**

1 Unknown List Price: **\$5,900,000**
Peabody, MA 01960
Essex County
 Directions: **Given with signing of NDA**

Remarks

The best investment property in Peabody. Two buildings. Multi tenanted with retail, office, flex, industrial and manufacturing. Sits on 1.82 acres of GB zoned land. Gross leasable space is 43,068 sq ft. Both buildings are two stories, with 80 parking spaces. The most spaces in all of the city for this type of investment property. There are 10 tenants in the buildings of various sizes. There is very little accrued maintenance on these buildings. The Landlord is super fussy about maintenance. A lot of interior brick with huge wood beams showing, fully sandblasted. Most exterior surface is red brick also. There are 6 overhead doors, elevators in each building, 110/208 volts-single plus 3 phase, and fully sprinklered. City water and sewer provided. All other utilities to each building including natural gas , electricity, telephone and cable. Easy to get to from either Route 1, Lowell St, Route 128, Route 95, and Rte114. Semi tractor trailers have ease of entry and exit. Great investment

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Sale
Office:	1	43,068	Bldg: \$0	Lease Type:
Retail:	1	43,608	Total: \$0	Lease Price Includes: Building
Warehouse:	1	43,608		Lease: No Exchange: No
Manufacturing:	1	43,608	# Buildings: 2	Sublet: No
Total:	1	43,608	# Stories: 2	21E on File: Yes
Disclosures: Leases are NNN.			# Units:	

Drive in Doors:	Expandable:	Gross Annual Inc: 497000
Loading Docks:	Dividable:	Gross Annual Exp: 179938
Ceiling Height:	Elevator:	Net Operating Inc: 318052
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: No Assoc Fee:

Lot Size: 79,279 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1.82	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrmd Tank:
Plat Plan:	Parking Spaces: 80	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions:
 Year Established: **1884**
 Year Established Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$49,782** Tax Year: **2019**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **GB**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Barry Realty Group, LLC** (781) 246-7535
 Listing Agent: **Timothy M. Barry** (978) 473-1751
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Call List Agent**
 Showing: Facilitator:
 Special Showing Instructions: **Please call Listing Agent , Tim Barry at 978-473-1751**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **1%**
 Facilitator: **0**
 Compensation Based On: **Net Sale Price**

Firm Remarks

Two great buildings for sale at \$5.9 million. A total of 43,068 sq ft fully Tenanted. Both buildings in great shape. They are attached. 80 parking spaces. Zoned GB. Fully sprinklered. 1.82 acres of land. City sewer and water and all other utilities to the buildings. Great mix of Tenants. Come by!

Market Information

Listing Date: **11/16/2020**

Days on Market: Property has been on the market for a total of 0 day(s)

Expiration Date: **5/17/2021**

Original Price: **\$5,900,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 0 day(s)

Office Market Time: Office has listed this property for 0 day(s)

Cash Paid for Upgrades:

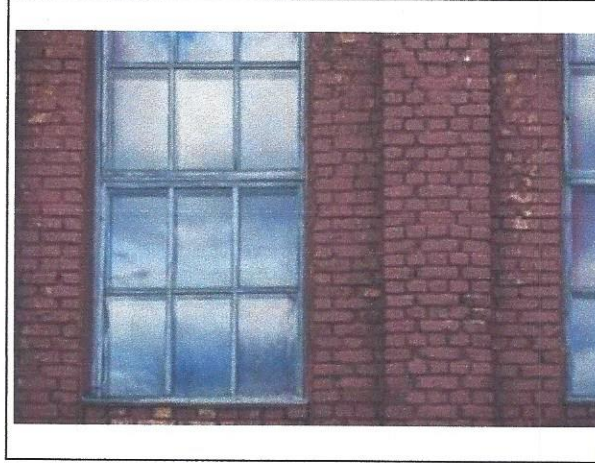
Seller Concessions at Closing:

Market History for 1 Unknown, Peabody, MA 01960

MLS #	Date			DOM	DTO	Price
72757767	11/16/2020	Listed for \$5,900,000	Timothy M. Barry	0		\$5,900,000
Market History for Barry Realty Group, LLC (AC0727)				0		
Market History for this property				0		

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