



FOR SALE

# Elks of Haverhill

24 Summer Street, Haverhill, MA 01830

eXp Commercial | 51 Melcher Street | Boston, MA 02199 |

**Christopher Brown**

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24 Summer Street, Haverhill, MA 01830

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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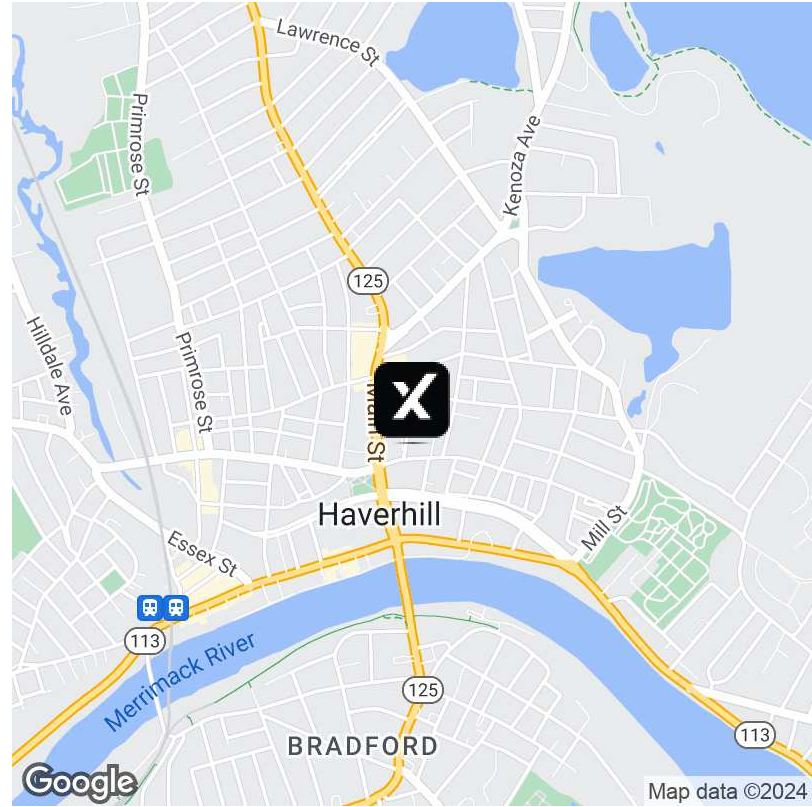


# 1

## PROPERTY INFORMATION

# FOR SALE | Executive Summary

24 Summer Street, Haverhill, MA 01830



## Offering Summary

Sale Price:	\$1,750,000
Building Size:	16,000 SF
Available SF:	
Lot Size:	22,525 SF
Price / SF:	\$109.38
Year Built:	1890
Renovated:	2000
Zoning:	RU
Market:	Boston
Submarket:	Lowell

## Property Overview

Explore an exceptional investment opportunity with this 16,000 SF building, ideally situated in the Boston area. Boasting a 20' ceiling height on the second floor and a full commercial kitchen, this property offers versatility and potential for a variety of uses. With active food, liquor, and lottery licenses, as well as UR Urban Density Zoning, the options are vast. The function area accommodates 245 occupants, complemented by a members lounge with space for 125. Transit-oriented and offering a remarkable 92 walk score, this property truly stands as a prime opportunity for a discerning Special Purpose / Other investor.

## Property Highlights

- 16,000 sq ft usable structure
- Built in 1890, renovated in 2000
- Zoned RU for versatile development options
- Transit-oriented location with a 92 walk score
- Function area with 245 occupancy capacity
- Members Lounge with space for 125 occupants
- 20' ceiling height on the second floor
- Full commercial kitchen for potential culinary ventures
- Off-street parking for 18 vehicles

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# FOR SALE | Property Description

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## Property Description

Explore an exceptional investment opportunity with this 16,000 SF building, ideally situated in the Boston area. Boasting a 20' ceiling height on the second floor and a full commercial kitchen, this property offers versatility and potential for a variety of uses. With active food, liquor, and lottery licenses, as well as UR Urban Density Zoning, the options are vast. The function area accommodates 245 occupants, complemented by a members lounge with space for 125. Transit-oriented and offering a remarkable 92 walk score, this property truly stands as a prime opportunity for a discerning Special Purpose / Other investor.

## Location Description

Discover the perfect opportunity in Haverhill, a vibrant city located just 30 miles from downtown Boston. The area offers a bustling economy and a diverse array of attractions, including the Bradford Country Club, Winnekenni Park, and the Rockingham Park Racing Track. The location provides ease of access to major transportation routes, with nearby I-495 and I-93 connecting you to the entire New England region. With its prime position in the Greater Boston market, this property presents an exceptional investment for a Special Purpose / Other investor seeking to capitalize on the region's dynamic growth and potential.

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# FOR SALE | Complete Highlights

24 Summer Street, Haverhill, MA 01830



## Property Highlights

- - 16,000 sq ft usable structure
- - Built in 1890, renovated in 2000
- - Zoned RU for versatile development options
- - Transit-oriented location with a 92 walk score
- - Function area with 245 occupancy capacity
- - Members Lounge with space for 125 occupants
- - 20' ceiling height on the second floor
- - Full commercial kitchen for potential culinary ventures
- - Off-street parking for 18 vehicles
- - Two curb cuts via Newcomb Street for convenient access
- - Active food, liquor, and lottery licenses in place
- - UR Urban Density Zoning on a .52-acre lot
- - Potential for a six-story, 80' multi-family structure

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# 2

## LOCATION INFORMATION

eXp Commercial | 51 Melcher Street | Boston, MA 02199 |

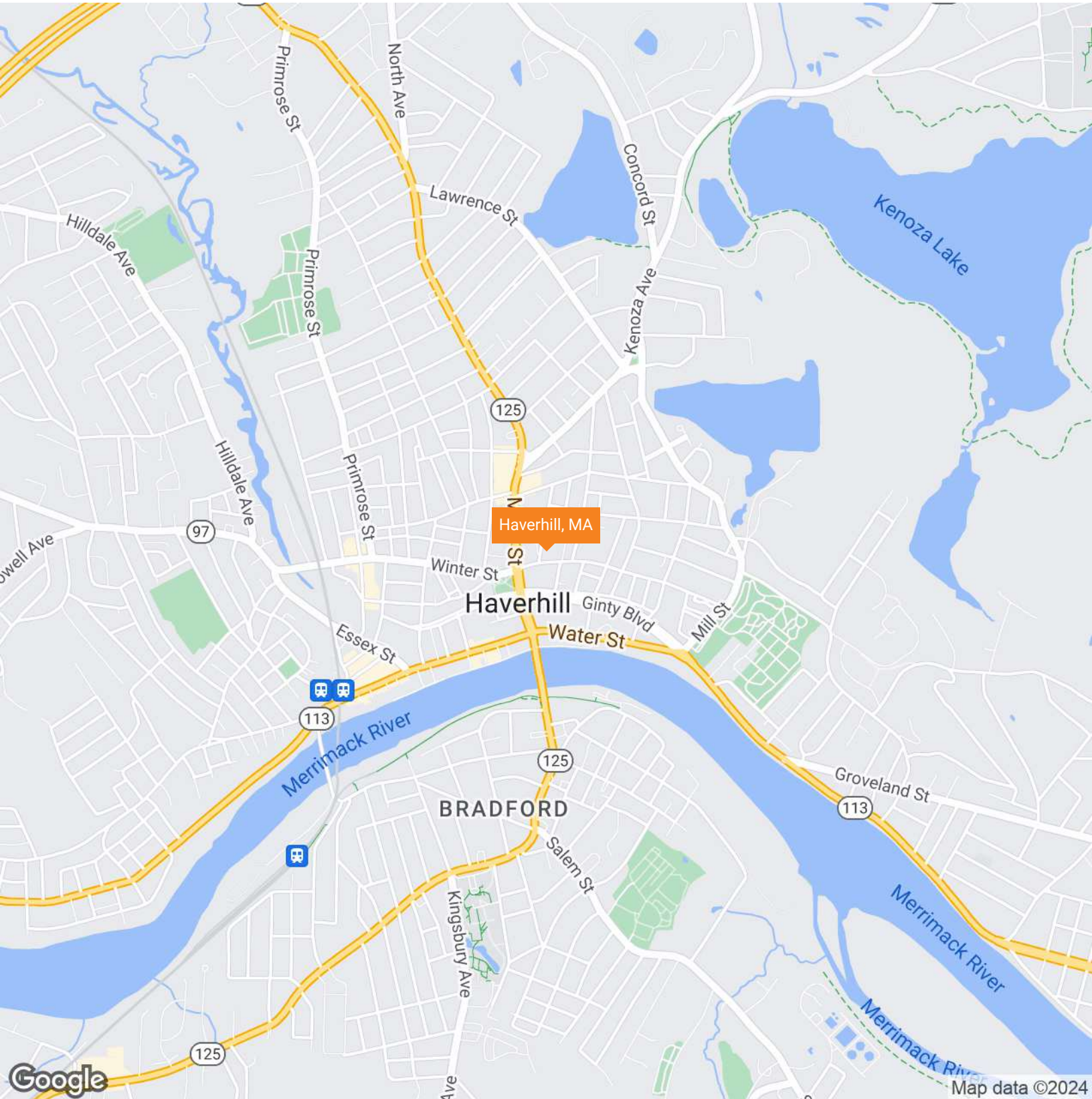
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# FOR SALE | Regional Map

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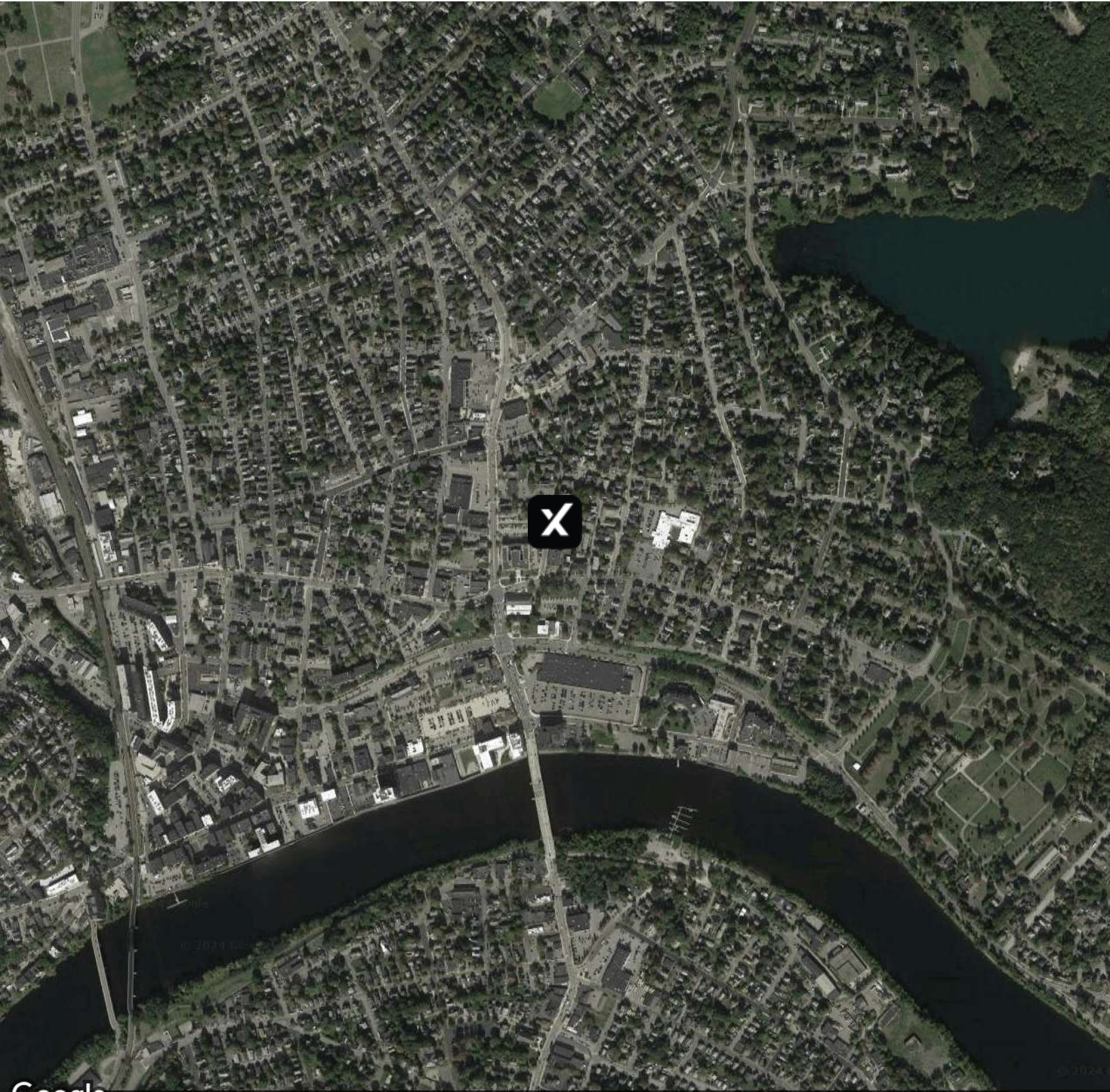


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# FOR SALE | Aerial Map

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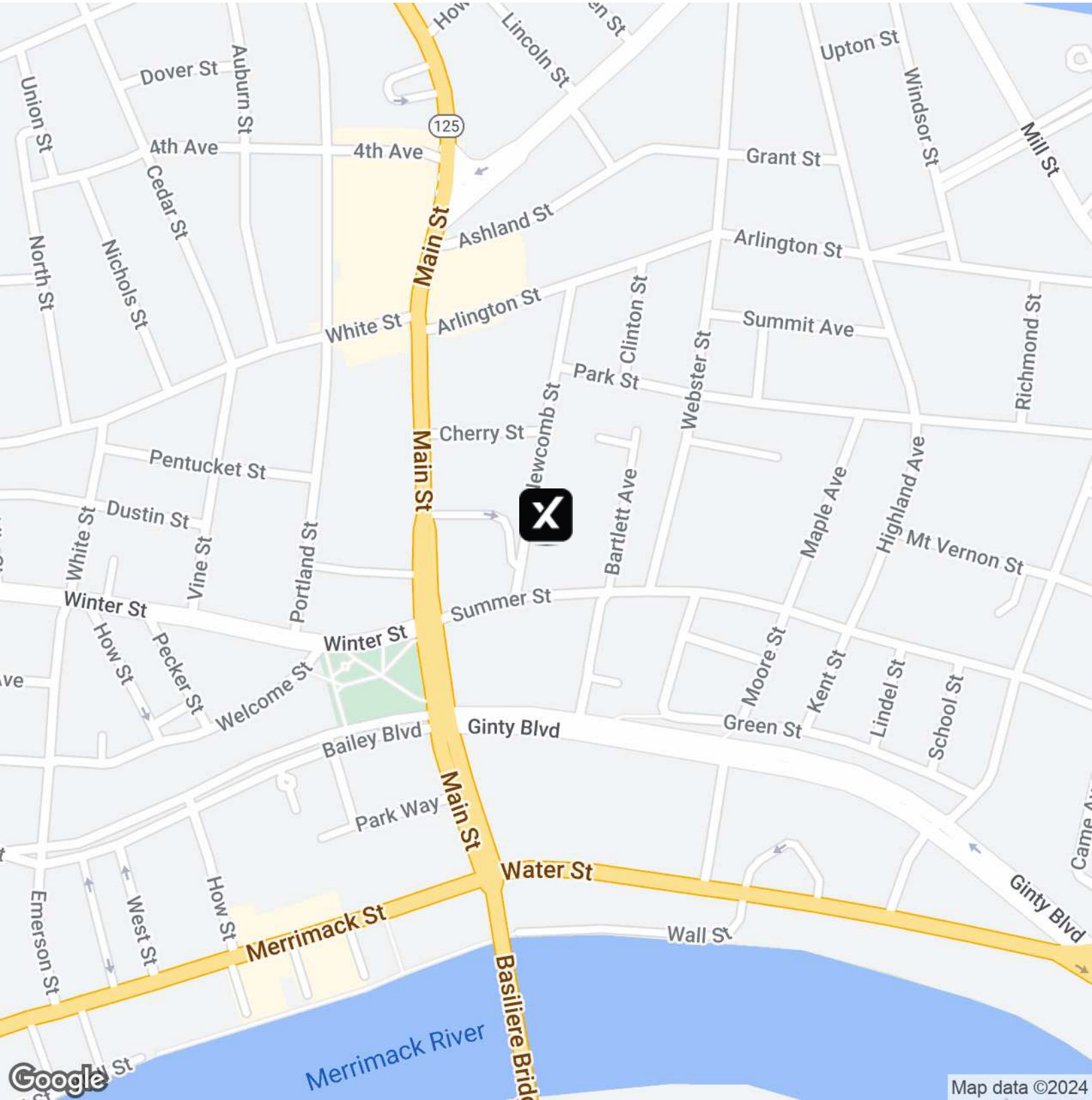
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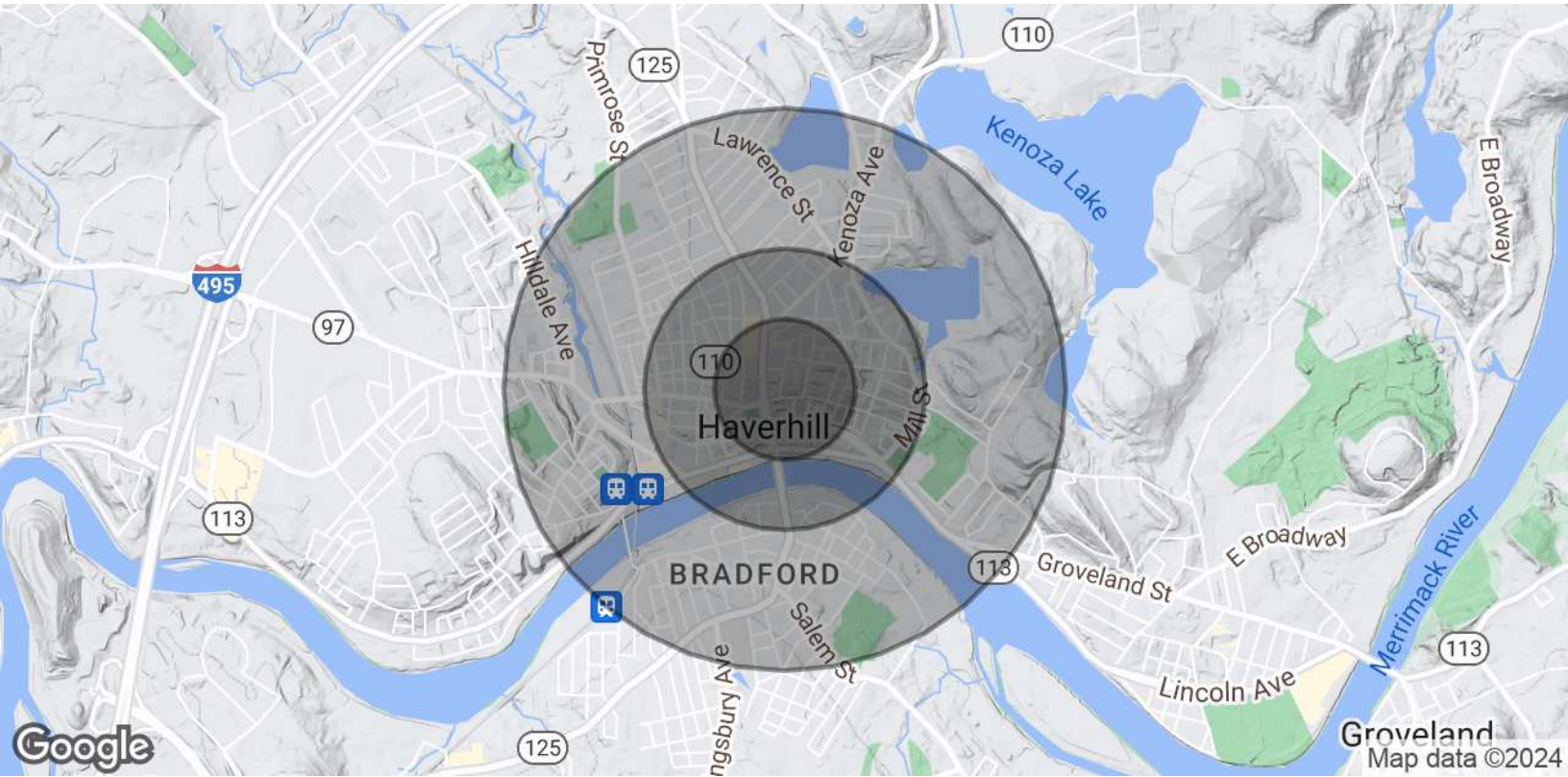
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## DEMOGRAPHICS

# FOR SALE | Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,984	7,915	21,245
Average Age	42.2	37.6	35.5
Average Age (Male)	37.4	32.1	32.8
Average Age (Female)	45.1	40.7	37.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,016	3,657	9,026
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$42,540	\$49,137	\$63,235
Average House Value	\$168,054	\$145,016	\$225,365

2020 American Community Survey (ACS)

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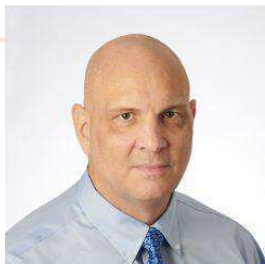
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# 4

## ADVISOR BIOS

# FOR SALE | Advisor Bio 1

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## Christopher Brown

Commercial Broker

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MA #9552112 // NH #071582

### Professional Background

Christopher has managed, developed and transacted over thirty branded hotels in multiple states. He led the Pentagon Renovation of commercial areas 2000-2003 while reporting to Department of Defense Real Estate Division. Returned to New England in 2003 as the District General Manager of The John Hancock campus in Boston's Back Bay. Holding brokers licenses in Massachusetts and New Hampshire he has successfully closed hundreds of transactions since 2004, with a focus and commitment to commercial real estate. Currently Brown is a leader in volume production statistics within markets North of Boston.

### Education

University of Massachusetts Amherst B.S.

### Memberships

Greater Boston Commercial Brokers Association  
Massachusetts Association of Realtors  
Asian American Hotel Owners Association  
Lynn Chamber of Commerce  
BOMA

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