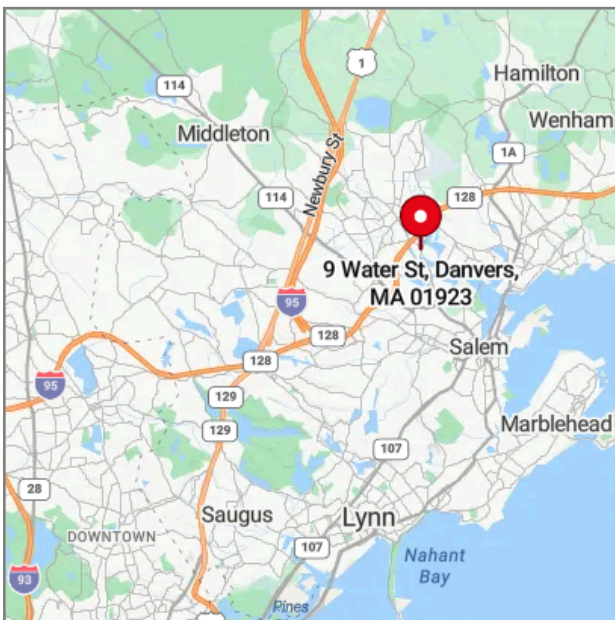


INDUSTRIAL FACILITY

9 & 15 WATER STREET, DANVERS MA 01923

FOR SALE



The Mega Group is pleased to make available this 10,752 +/- square foot Industrial facility with eight (8) drive-in doors situated on 1.15 +/- acres of land located on Route 35, just off Route 128 Danvers Massachusetts. The subject property is two (2) contiguous lots largely zoned Commercial 1 with development potential.

DISCLOSURE Subject to errors, omissions, prior sale or withdrawal from the market. Broker cannot guarantee utilities to be completely separate and makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein. Brian DApice & Associates LLC (d/b/a The Mega Group) is a Massachusetts Limited Liability Corporation. MA License #422172.

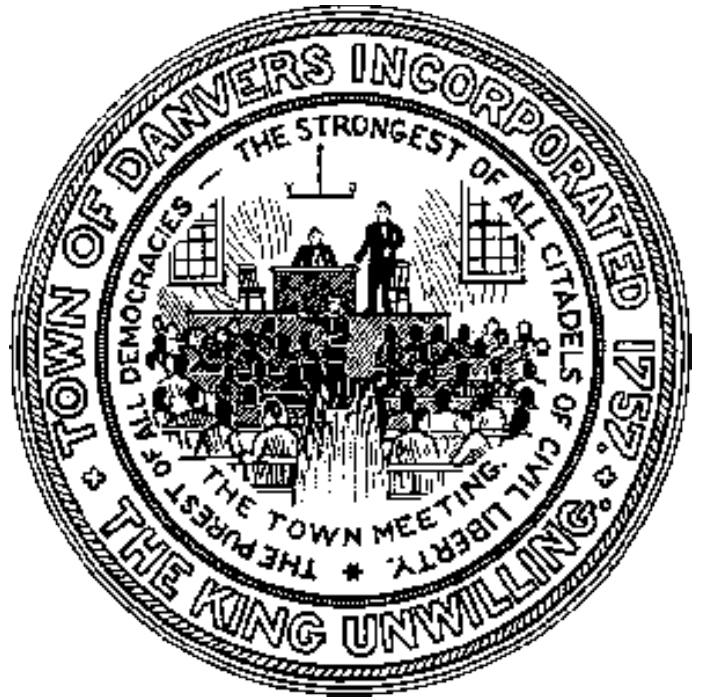


The Mega Group
Commercial Real Estate

The Mega Group - Commercial Real Estate
7 Federal Street, Suite 12 • Danvers, MA 01923
(978)762-9771

www.TheMegaGroup.net

Property Address	9 & 15 Water Street Danvers, MA 01923
Access	Route 35 / Route 128
Zoning	Commercial 1 / Residential 1
Land Area	50,042 +/- SF (1.15 acres)
Frontage	206 +/- Feet
Parking	On-site
Current Use	Car Wash / Auto Body & Detail
Opportunity	Athletic and Physical Training Facilities, Financial Services, Professional Office, Assembly / Processing, Educational



DEMOGRAPHICS - IN DRIVE TIMES

POPULATION

1 Mile: 11,786
3 Miles: 73,164
5 Miles: 178,713

AVERAGE INCOME / HH

1 Mile: 110,767
3 Miles: 106,035
5 Miles: 109,815

DAYTIME POPULATION

1 Mile: 6,263
3 Miles: 53,801
5 Miles: 110,348

TRANSPORTATION

19,802 at Maple & R62
54,133 at R128
Logan Airport - 20.2 mi

Danvers is a town in Essex County, is about 14.1 square miles located on the Danvers River near the northeastern coast of Massachusetts. The suburb is a fairly short ride from Boston and is also in close proximity to the renowned beaches of Gloucester and Beverly. Originally known as Salem Village, the town is most widely known for its association with the 1692 Salem witch trials. Danvers is a local center of commerce, hosting many car dealerships and the Liberty Tree Mall.

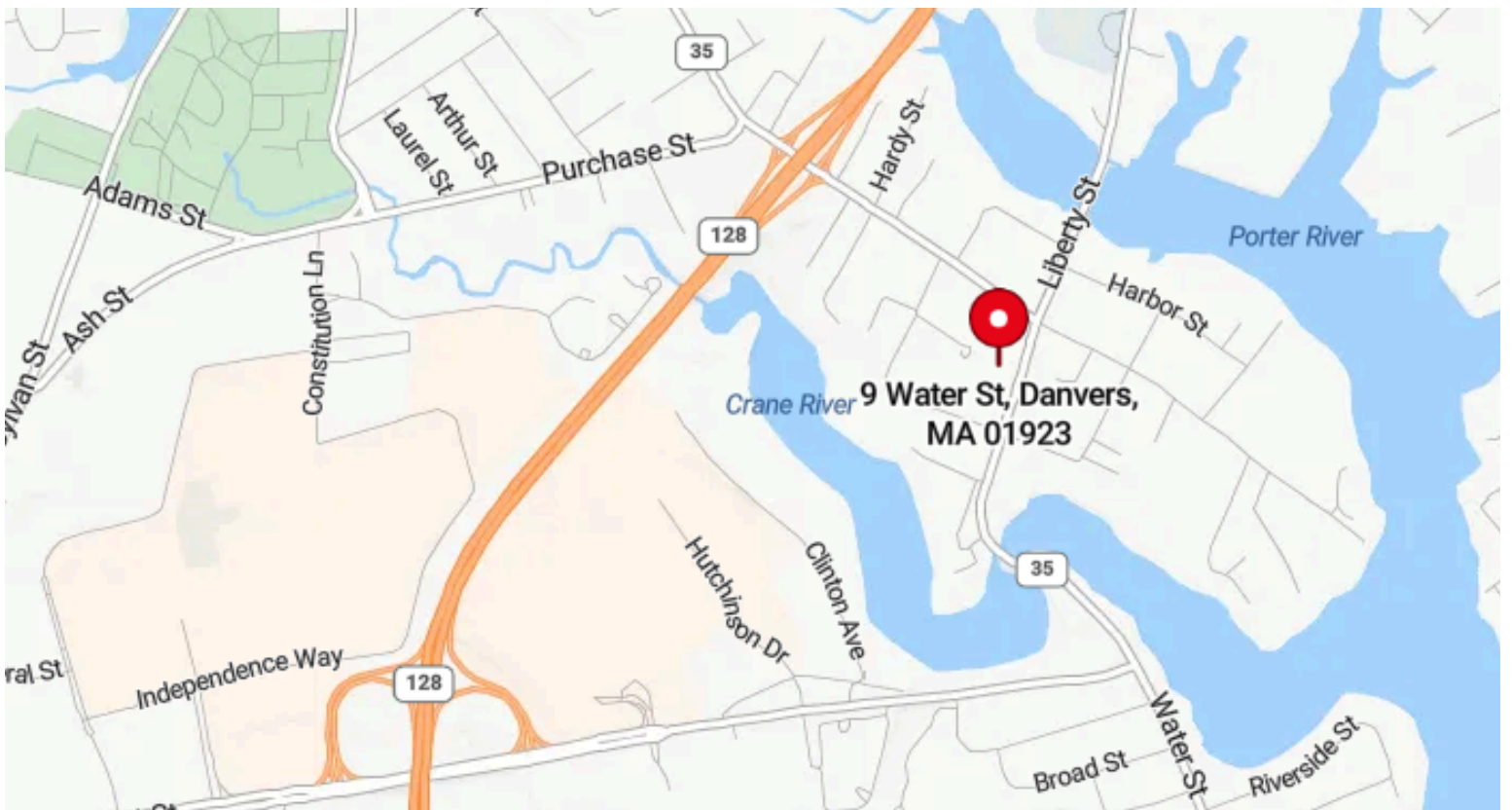
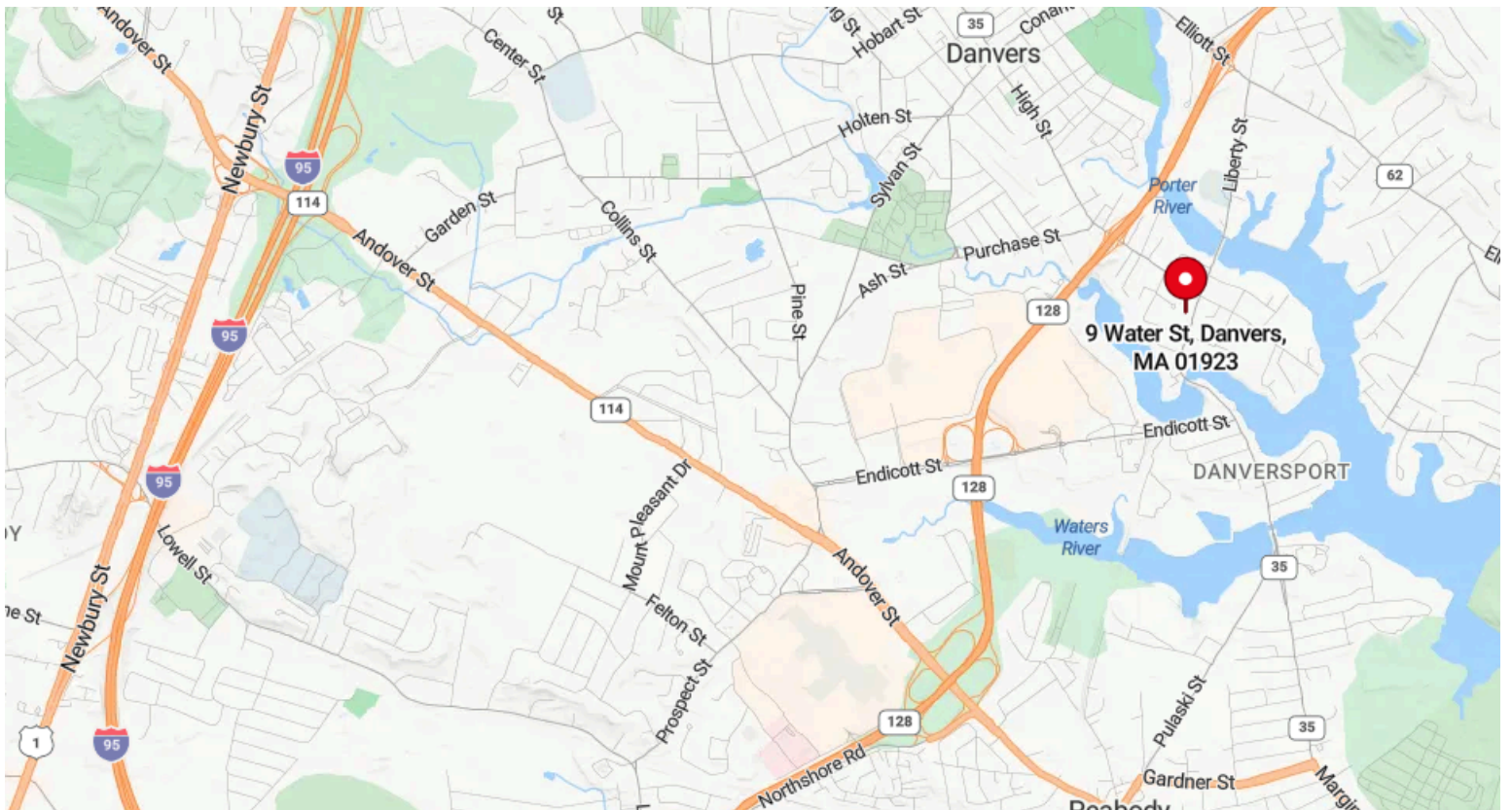


Danvers is located approximately 17 miles north of Boston, nearly halfway between Boston and the New Hampshire state border. Interstate 95 and Massachusetts Route 128 both pass through the town along with U.S. Route 1, with a large junction with Interstate 95. The main highways are also crossed by Route 35, Route 62 and Route 114, with Routes 35 and 62 intersecting just north of the town center.

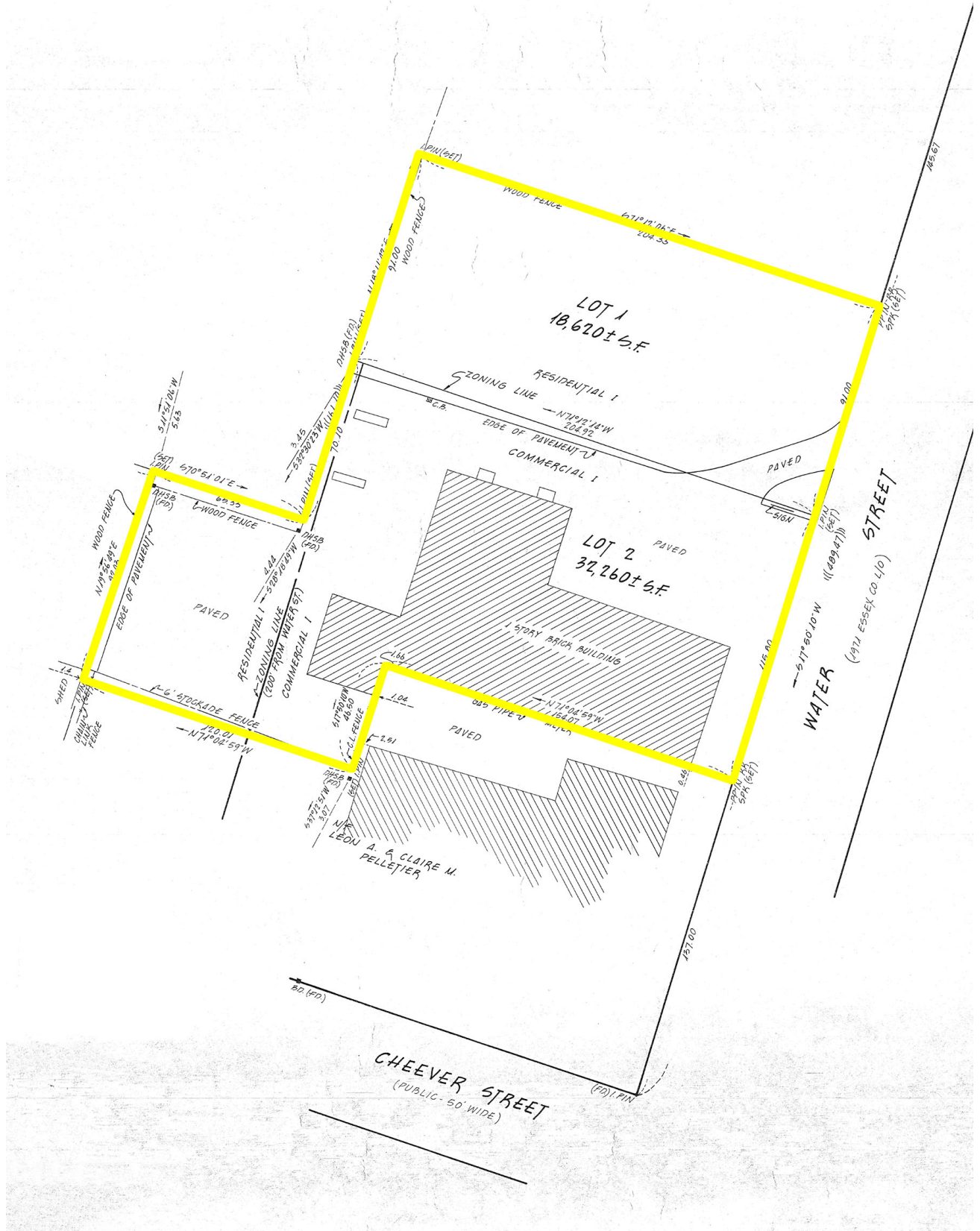
The tidal Danvers River flows into the Atlantic Ocean by way of Beverly Harbor and is formed by the confluence of the Porter River, Crane River and Waters River. The Ipswich River also flows along the town's western border.

10,000+ SF INDUSTRIAL FACILITY - 8 DOORS

9 & 15 Water Street, Danvers MA



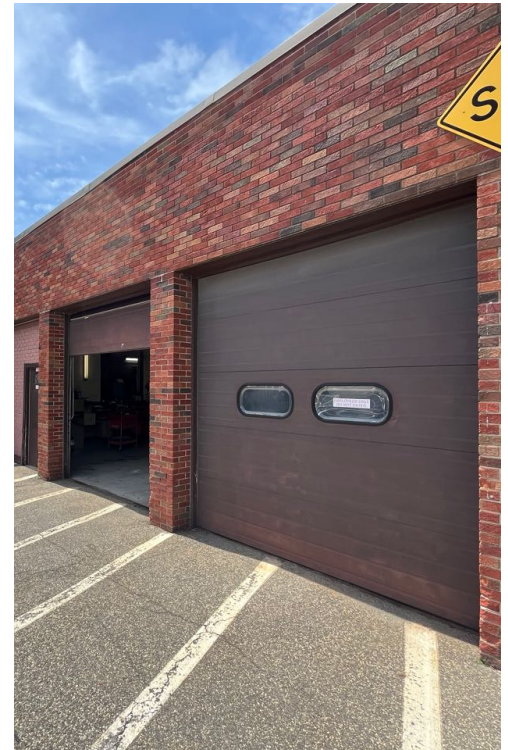
Map	Zoning	Living Area	Land Area	Average	Bldg Value	Land Value	Total Value	2024 Taxes
059-094	C1	10,752	31,590	0.73	\$497,100.00	\$562,900.00	\$1,060,000.00	\$19,716.00
059-095	R1	0	18,452	0.42	\$0.00	\$340,500.00	\$340,500.00	\$3,783.00
		10,752	50,042	1.150	\$497,100.00	\$903,400.00	\$1,400,500.00	\$23,499.00

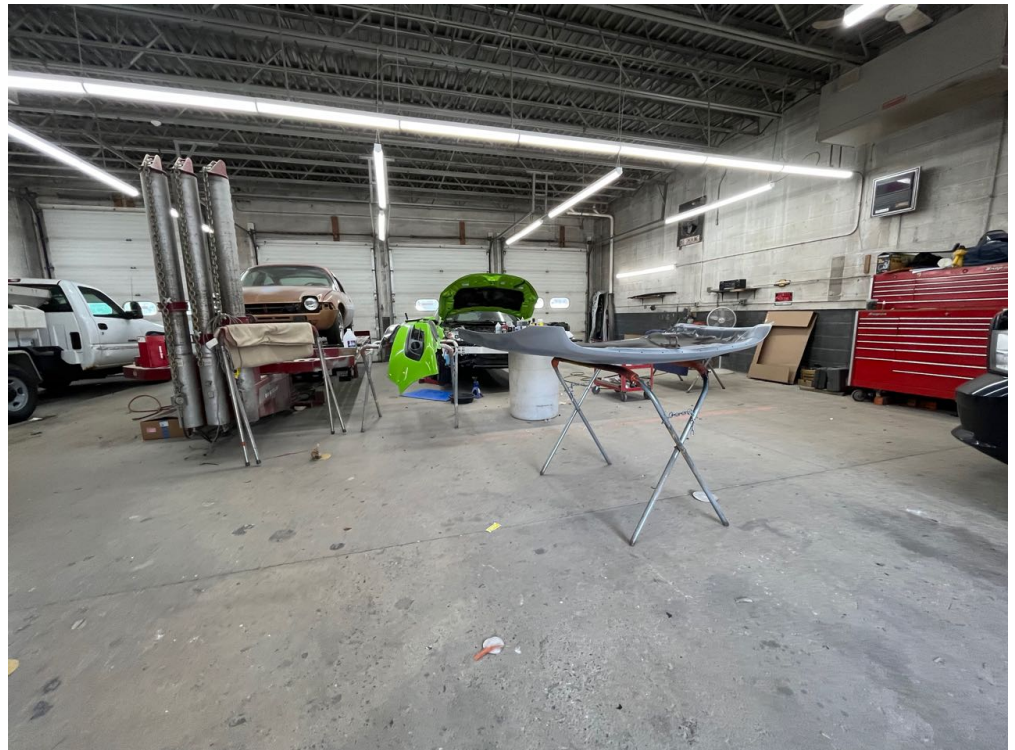
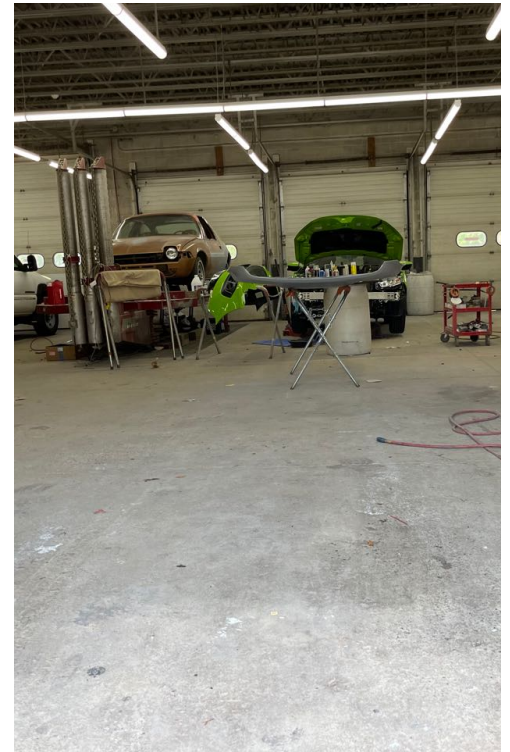


10,000+ SF INDUSTRIAL FACILITY - 8 DOORS

9 & 15 Water Street, Danvers MA







10,000+ SF INDUSTRIAL FACILITY - 8 DOORS

9 & 15 Water Street, Danvers MA





The Mega Group

Commercial Real Estate

The Mega Group, based in Danvers, MA has been providing commercial real estate brokerage services since 1997. Our areas of discipline include commercial & investment sales, retail & office leasing, real estate development and property management. Covering greater metropolitan Boston Massachusetts, coastal New Hampshire & southern Maine.

The Mega Group offers a wide range of services, which include:

- Retail Properties
- Multi-Family Investment Properties
- Investment Portfolios
- Apartment Communities
- Manufacturing & Warehouse Facilities
- Hospitality - Hotels & Inns
- Real Estate Development
- Retail Pad Sites
- NNN Ground Leased Properties
- Business Brokerage Services
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



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Director, Lead Agent

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BRIAN DAPICE

Principal

(978) 609-1339

Brian@TheMegaGroup.net