



**Karen Bernier**

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**(978) 807-5580**



This is a rare offering of an office building, situated on 16,200 sf with more than 19 parking spaces, located just 2/10 of a mile from the town center and the commuter rail. The property provides many potential investment opportunities including, subject to town approval, multiple luxury condominiums, an apartment building for short or long-term rentals, or remaining as is. Architectural plans and renderings for potential luxury condominiums have been produced and are available. In its current use, the owner estimates future annual total rents of \$156,000. The building's floor plan is highly adaptable to suit various office needs, while the large unfinished lower level provides ample space for storage, shipping, or workshops. With the potential for both immediate income and redevelopment this is an outstanding opportunity for investors and developers to capitalize on a prime location in Manchester.

**Buyers Agent Incentive Fee - 2%**

Note: The property was formerly a gas station in 1983 and it remains subject to required periodic environmental testing – contact listing broker for details.

**www.ChurchillProp.com**

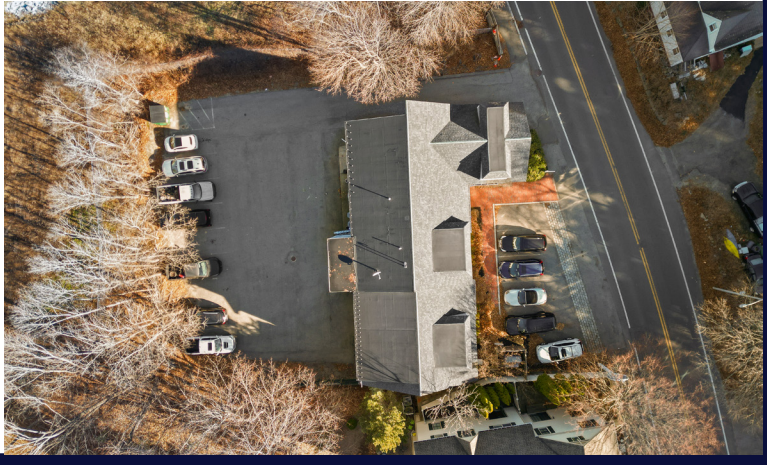
**Beverly | Danvers | Gloucester | Hamilton | Manchester-by-the-Sea | Newburyport**





**Churchill**  
PROPERTIES

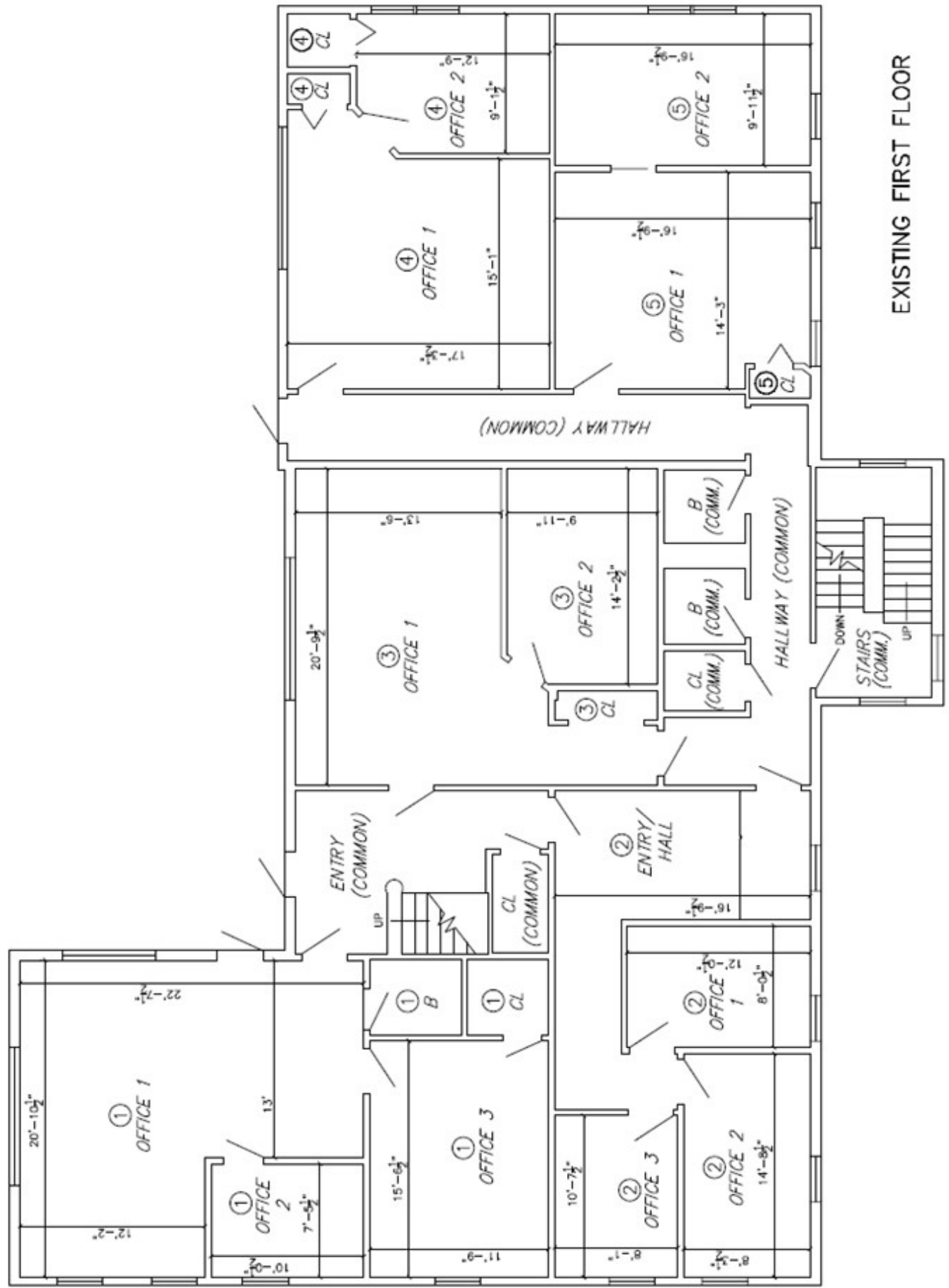
# 76 Summer Street, Manchester MA









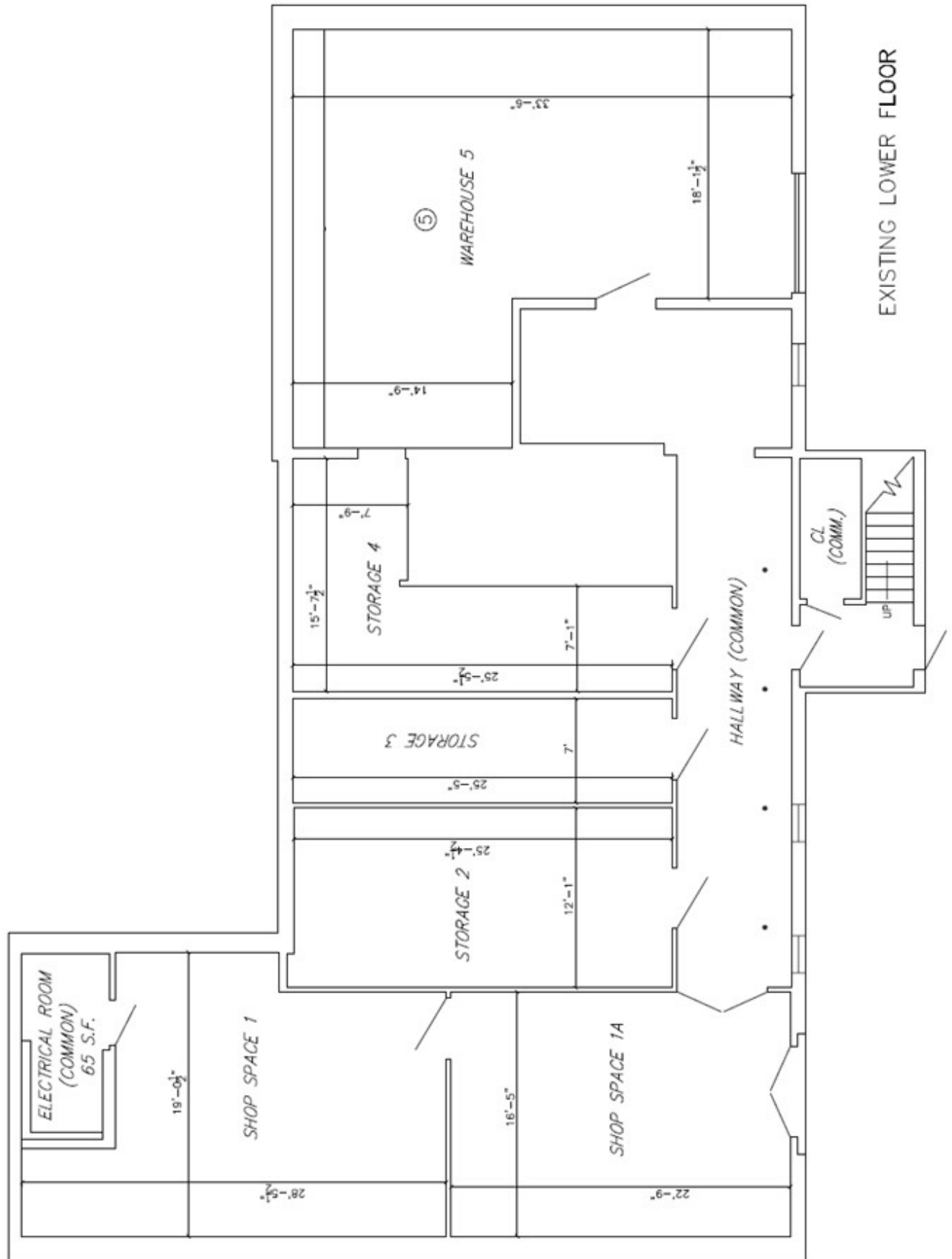


EXISTING FIRST FLOOR









EXISTING LOWER FLOOR









**MLS # 73318245 - New**  
**Commercial/Industrial - Office**

**76 SUMMER STREET**  
**Manchester, MA 01944**  
**Essex County**

List Price: **\$2,197,000**

Directions: **SUMMER STREET JUST OUTSIDE OF DOWNTOWN**

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### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Sale</b>
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$366,500</b>	Lease Type:
Office:	<b>12</b>	<b>5,552</b>	Bldg: <b>\$824,400</b>	Lease Price Includes:
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$1,190,900</b>	Lease: <b>No</b> Exchange: <b>No</b>
Warehouse:	<b>2</b>	<b>2,776</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>2</b>	21E on File: <b>No</b>
<b>Total:</b>	<b>12</b>	<b>8,328</b>	# Units: <b>12</b>	

Disclosures: **The property was formerly a gas station in 1983 and remains subject to required periodic environmental testing and filings. See listing broker for more details**

Drive in Doors: <b>1</b>	Expandable:	Gross Annual Inc: <b>156000</b>
Loading Docks: <b>0</b>	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: <b>No</b>	Net Operating Inc: <b>131300</b>
# Restrooms: <b>6</b>	Sprinklers: <b>Yes</b>	Special Financing:
Hndcp Accessibl:	Railroad siding: <b>No</b>	Assc: <b>No</b> Assoc Fee:

Lot Size: <b>16,200 Sq. Ft.</b>	Frontage: <b>100</b>	Traffic Count:
Acres: <b>0.37</b>	Depth:	Lien & Encumb:
Survey:	Subdivide: <b>No</b>	Undrgrnd Tank: <b>No</b>
Plat Plan:	Parking Spaces: <b>19</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Req: <b>No</b>	

### Features

Construction: **Frame**  
 Location: **Free Standing, Highway Access, Public Transportation**  
 Parking Features: **Open, Paved Driveway**  
 Roof Material: **Shingle, Asphalt/Fiberglass Shingles**  
 Utilities: **Public Water, Public Sewer**

### Other Property Info

Disclosure Declaration: **No**  
 Exclusions:  
 Year Established: **1900**  
 Year Established Source: **Public Record**

### Tax Information

Pin #:  
 Assessed: **\$1,190,900**  
 Tax: **\$11,135** Tax Year: **2024**  
 Book: **38041** Page: **369**  
 Cert: **10/30/2019**  
 Zoning Code: **G**  
 Zoning Desc: **Legal Conforming**  
 Map: **47** Block: Lot: **8**

### Compensation

Sub-Agency: Buyer's Broker:  
 Facilitator:  
 Compensation Based On: **Net Sale Price**

### Office/Agent Information

**Office:** Churchill Properties (978) 515-7031  
**Agent:** Karen Bernier (978) 807-5580