



## 18 Water St

18 Water St, Danvers, MA 01923



**Brian DApice**

The Mega Group

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# 18 Water St

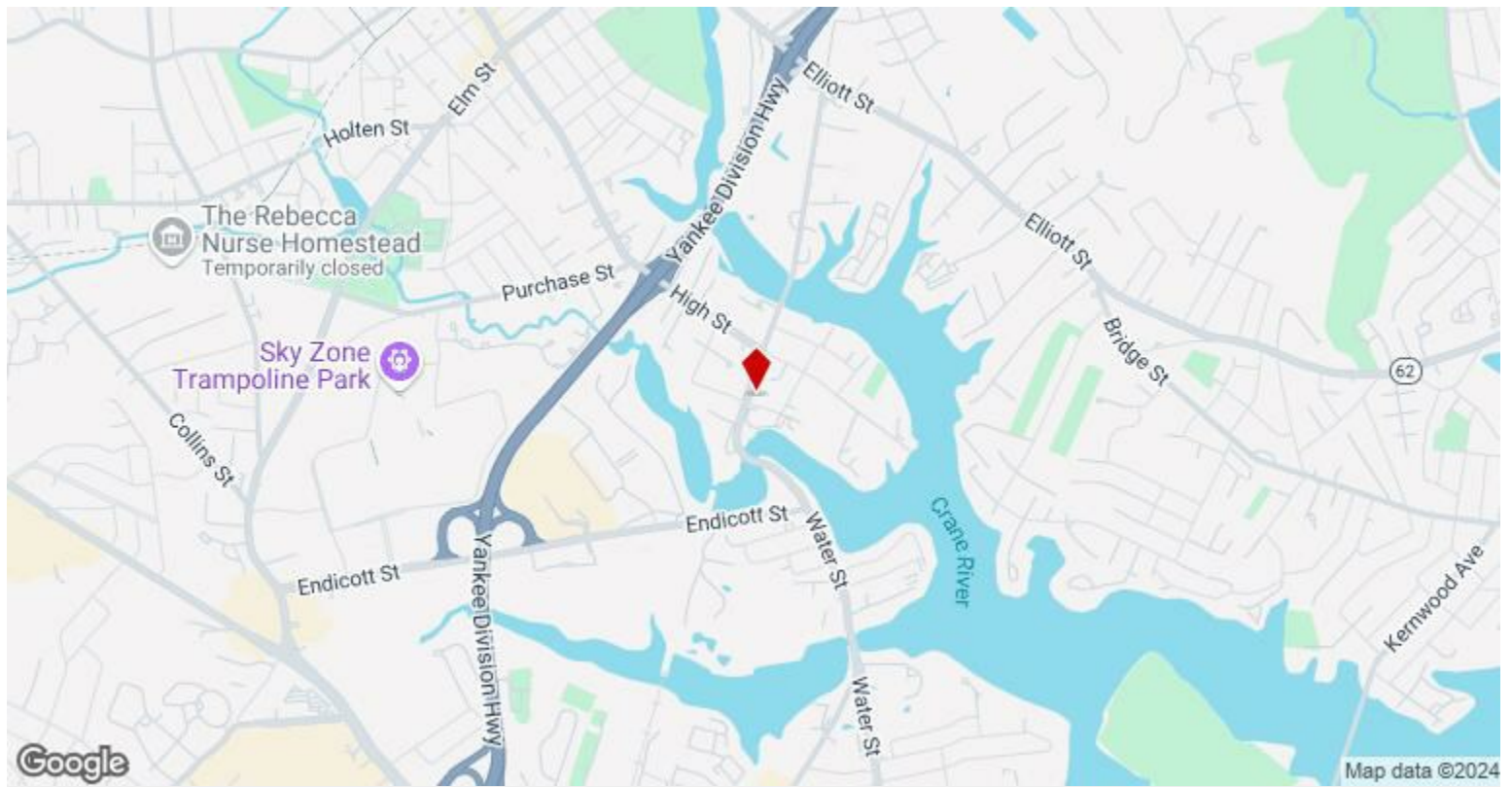
\$935,000

The Mega Group has available for SALE or LEASE this 5,208 +/- square foot single-tenant commercial building with off-street parking for four vehicles in the Danversport section of town. The subject property is 3,565 +/- rentable square feet on the street level with a 1,643 square foot heated loft space above, built in 1981, the open-concept front retail portion features 10' suspended ceilings and 7' suspended ceilings rear portion with two private offices and two (2) restrooms. The loft is wide-open space accessible from both the interior and exterior. The building features a sun-filled entryway is 5' glass folding double doors between four 7' glass panels, side delivery door and has had two-way signage in the past.

Location is 18 Water Street, Danvers Massachusetts, the major commercial route between Salem Depot and Routes 114/128. Zoning is R1 (Residential) in a business district, with a history of Retail uses allowed as a protected nonconforming use....



Price:	\$935,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	9,700 SF
Gross Building Area:	5,208 SF
No. Stories:	2
Year Built:	1981
Tenancy:	Single
Parking Ratio:	0.77/1,000 SF
Clear Ceiling Height:	10 FT
Zoning Description:	R1
APN / Parcel ID:	DANV-000059-000000-000130
Cross Streets:	High St



**18 Water St, Danvers, MA 01923**



## Property Photos



18 Water St Danvers MA 01923 USA-004-010-4 Exterior4-MLS\_Size



18 Water St Danvers MA 01923 USA-005-002-5 Interior1-MLS\_Size



## Property Photos



18 Water St Danvers MA 01923 USA-006-006-6 Interior2-MLS\_Size



18 Water St Danvers MA 01923 USA-007-020-7 Interior3-MLS\_Size



## Property Photos



18 Water St Danvers MA 01923 USA-008-007-8 Interior4-MLS\_Size



18 Water St Danvers MA 01923 USA-009-008-9 Interior5-MLS\_Size



## Property Photos





## Property Photos



18 Water St Danvers MA 01923 USA-012-014-12 Interior8-MLS\_Size



18 Water St Danvers MA 01923 USA-016-001-16 Interior12-MLS\_Size



## Property Photos



18 Water St Danvers MA 01923 USA-013-013-13 Interior9-MLS\_Size



18 Water St Danvers MA 01923 USA-014-012-14 Interior10-MLS\_Size



## Property Photos



18 Water St Danvers MA 01923 USA-015-016-15 Interior11-MLS\_Size



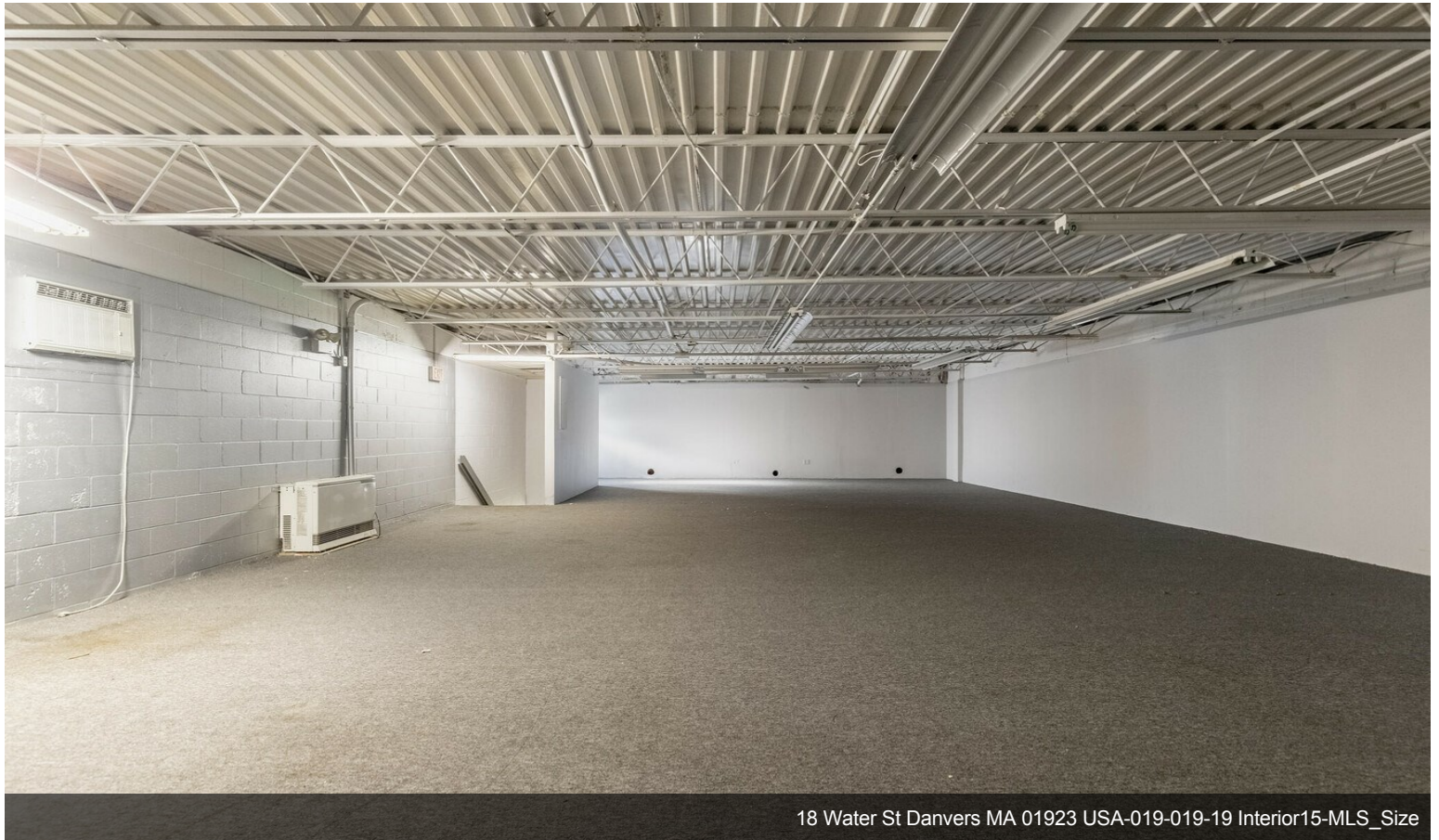
18 Water St Danvers MA 01923 USA-017-017-17 Interior13-MLS\_Size



## Property Photos



18 Water St Danvers MA 01923 USA-018-018-18 Interior14-MLS\_Size



18 Water St Danvers MA 01923 USA-019-019-19 Interior15-MLS\_Size



## Property Photos



18 Water St Danvers MA 01923 USA-020-004-20 Interior16-MLS\_Size





## Property Photos



Building Photo





# Brian D'Apice

Principal

## PROFESSIONAL EXPERIENCE

The Mega Group	Principal	2015 - Present
KW Commercial	Director	2001 - 2015

## EDUCATION

Northeastern University	BS Accounting
CCIM Institute	

 (978) 922-6400  Email@TheMegaGroup.net

## ACCOMPLISHMENTS

- Licensed to practice real estate in Massachusetts, New Hampshire and Maine
- Negotiated a 66-unit apartment portfolio in Salem, MA - Off-Market
- Responsible for landlord representation of a 43,380 square foot retail shopping center in Beverly, MA.
- Negotiated various Hotel / Hospitality deals, looking to expand to southern Maine market.
- Negotiated a 94-unit apartment portfolio in Seacoast of NH for 31.8M - Off-Market
- Negotiated a 166-unit mixed-use portfolio in Peabody, MA - Buyer & Seller Rep

## NOTABLE RETAIL CLIENTS



## AFFILIATIONS



Member of  
International Council  
of Shopping Centers



Maine Commercial  
Association of  
REALTORS®



**The Mega Group**  
Commercial Real Estate

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# The Mega Group

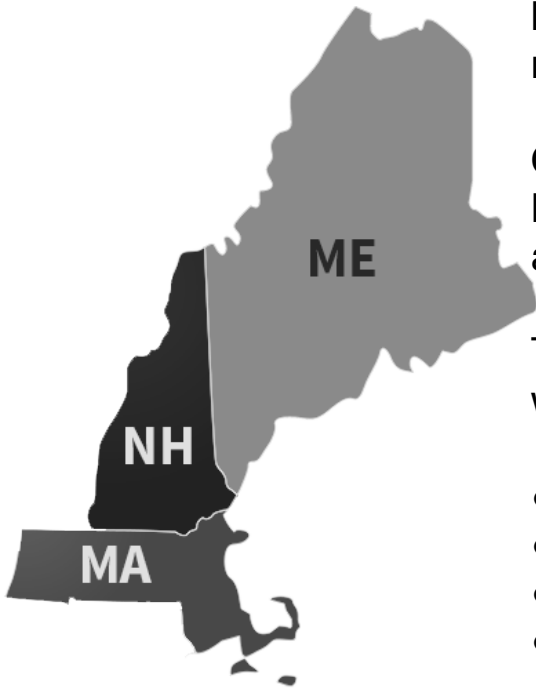
## Commercial Real Estate

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, hotels & other hospitality investments, retail and industrial leasing, real estate development and property management.

Our services expand through greater metropolitan Boston Massachusetts, seacoast of New Hampshire, and 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 Investments
- Business Brokerage Services
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



**DANVERS, MA**  
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