



195 Andover St

195 Andover St, Danvers, MA 01923



Brian D'Apice
The Mega Group
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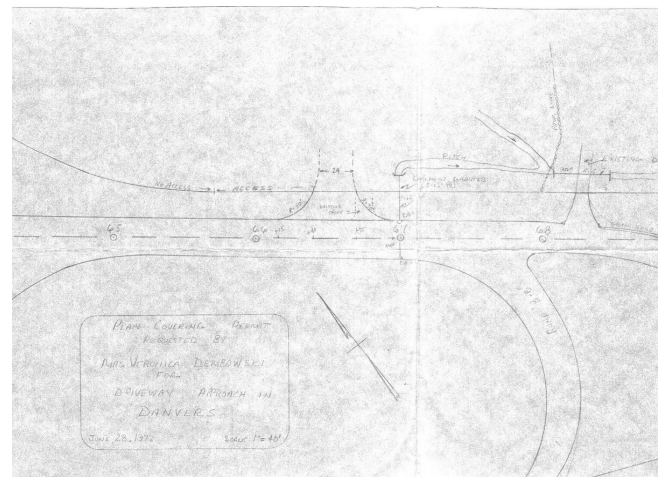
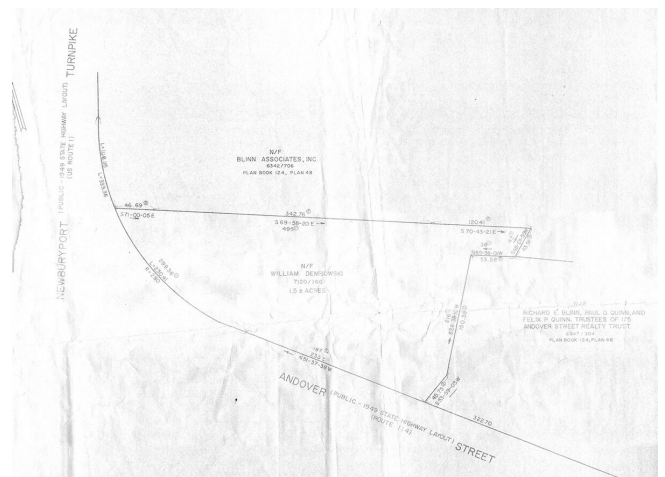


195 Andover St

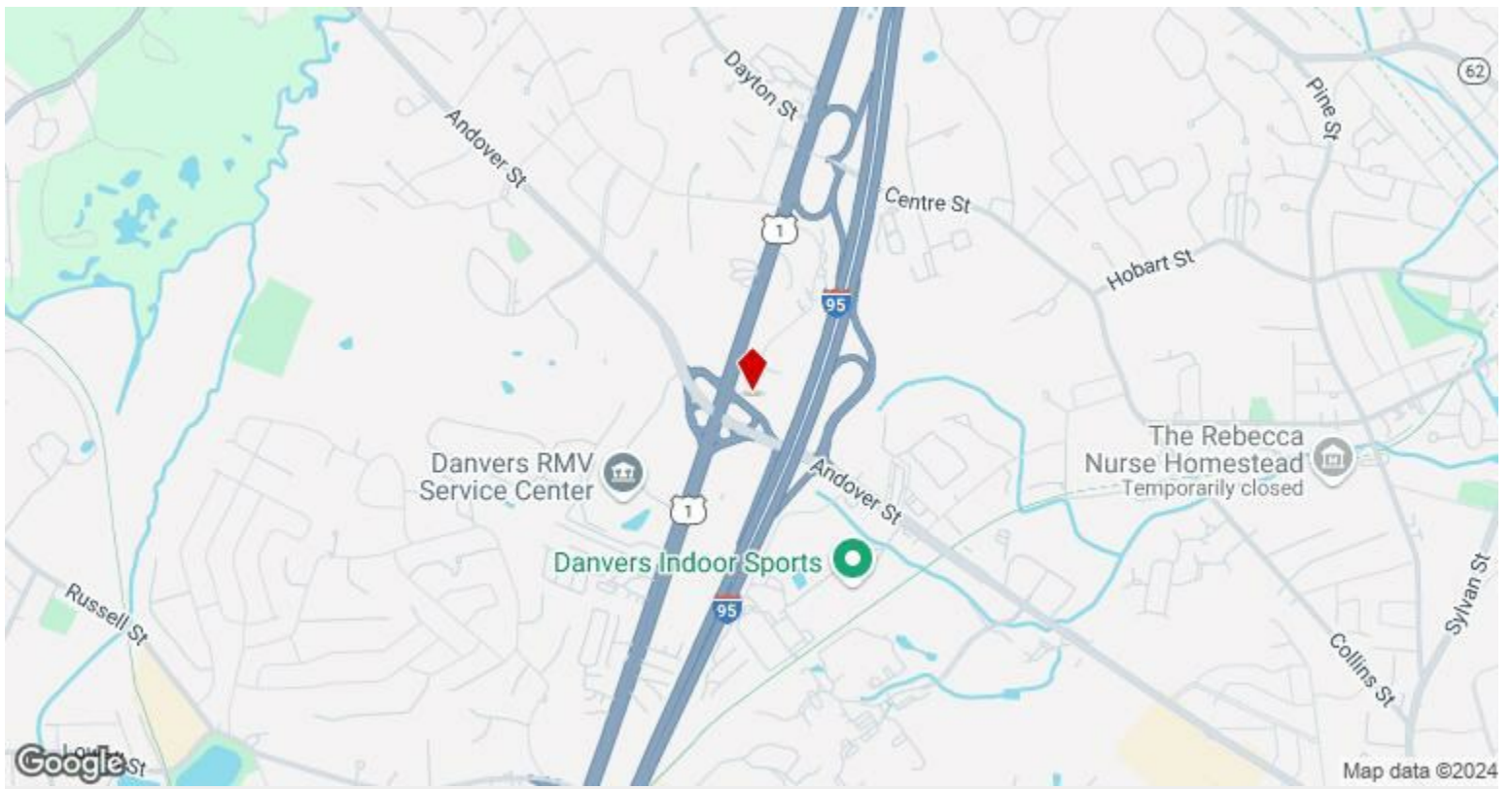
\$600,000

The Mega Group has available for immediate acquisition commercially zoned land at the junction of Route 1 northbound & Route 114 westbound in Danvers Massachusetts. The subject property is known as 195 Andover Street and is 1.5 +/- acres in size within the Highway Corridor (HCZ) zoning district. The land area is an undeveloped, gently sloped wooded site with a non-perennial stream at its base. Area retailers include Costco, Home Depot, Walmart, and Lowes, as well as many automobile dealerships, hotels and restaurants. Additional income derived from an advertising billboard on-site at the corner of Routes 1 & 114.

The Highway Corridor Zone (HCZ) in Danvers was established to provide for large-scale development in a manner that encourages creative site planning in order to enhance the appearance and the economic health of that area of the Town of Danvers through which two major highways create a corridor with distinctive characteristics.



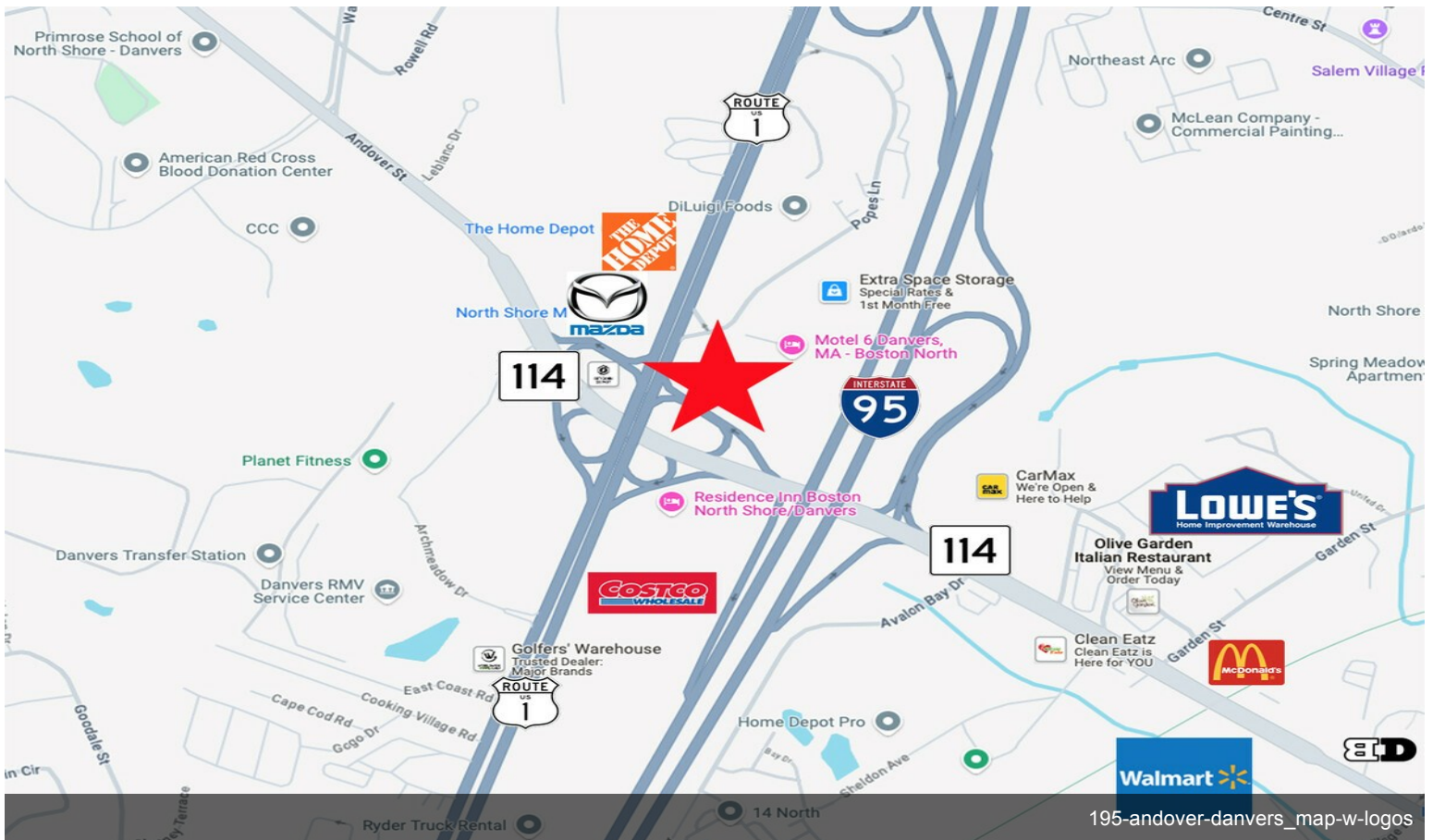
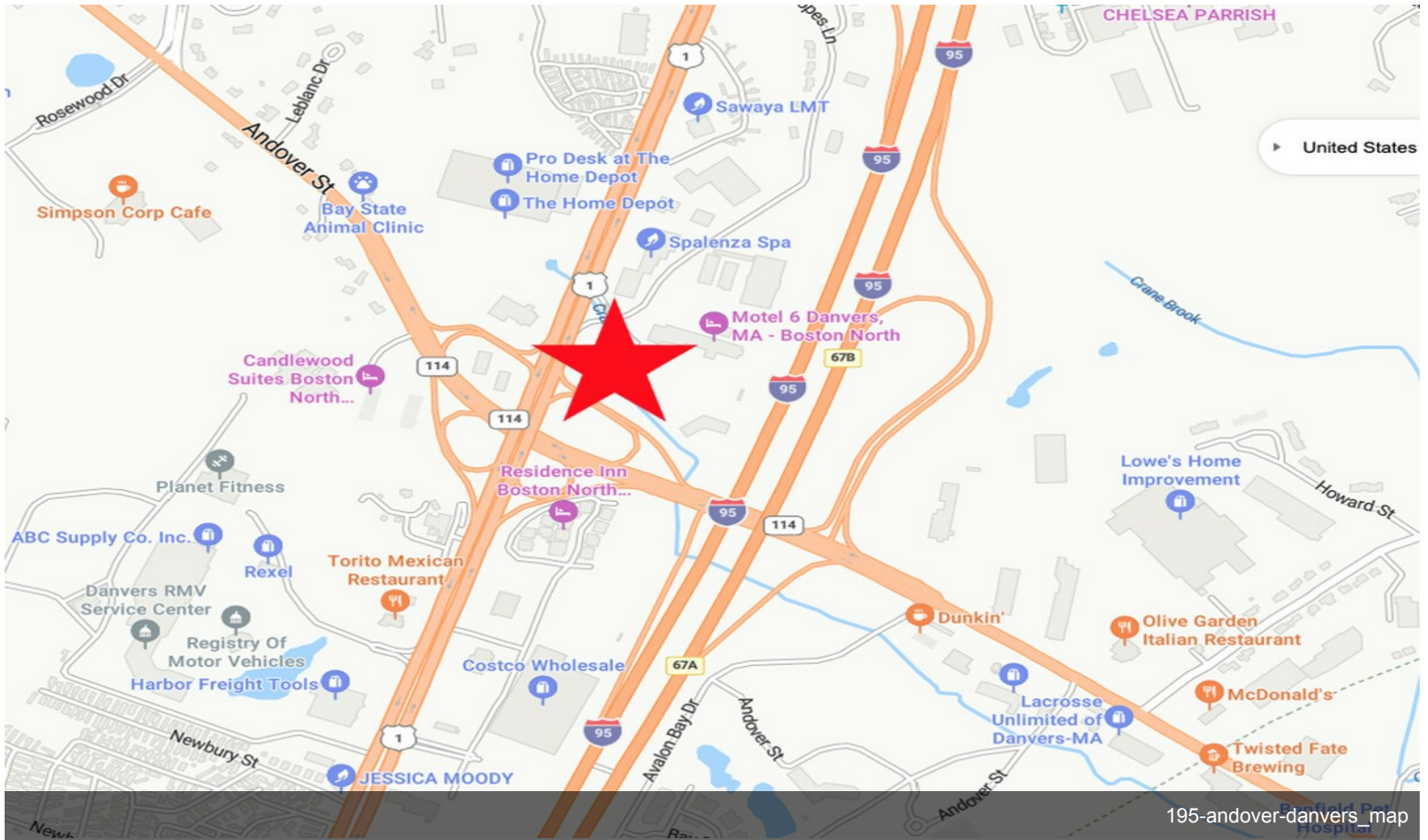
Price:	\$600,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	1.50 AC
No. Lots:	1
Zoning Description:	HCZ



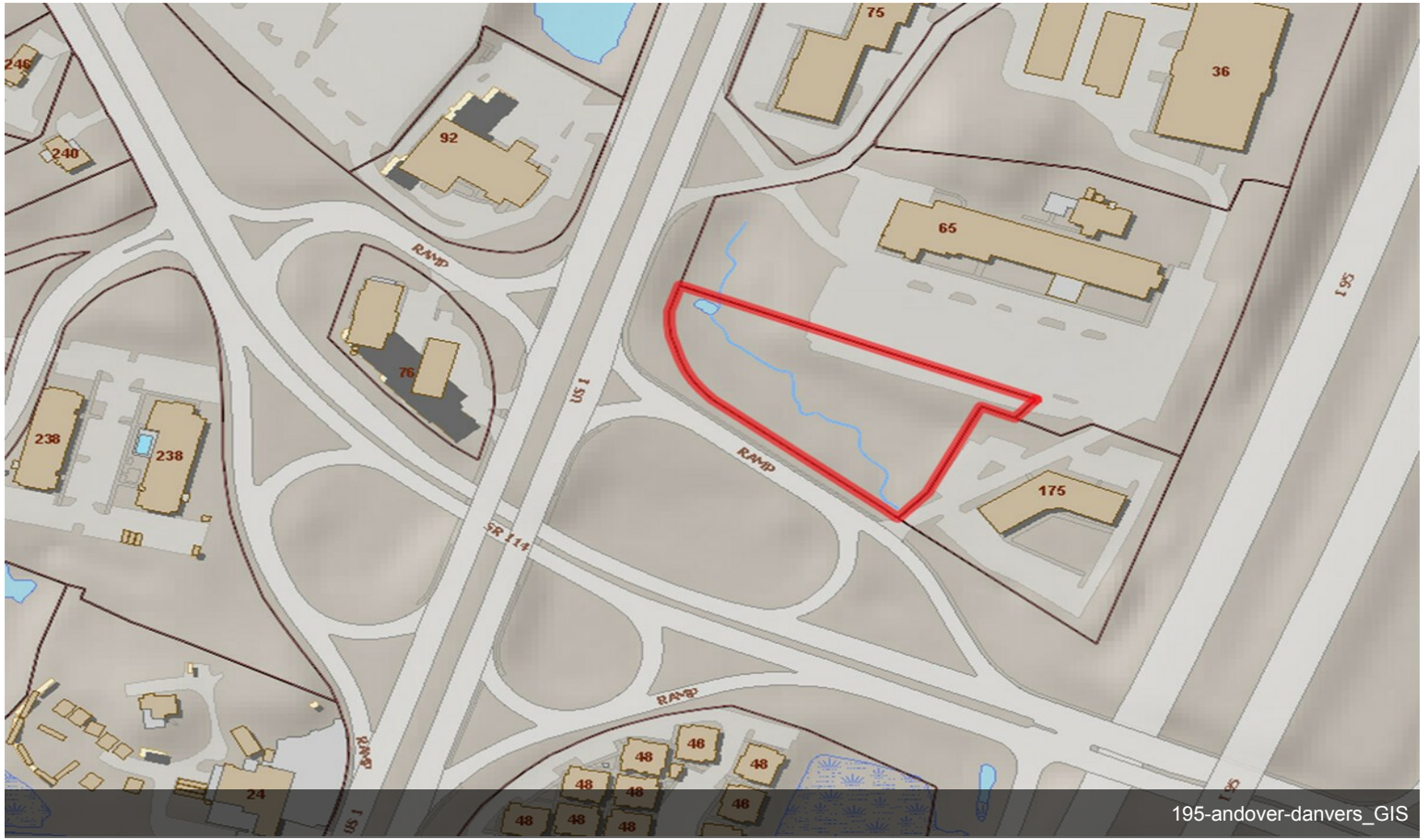
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There is a myriad of uses allowed by right or by permit such as: Athletic and Physical Training Facilities Drive-Thru's (not including restaurants) Hotel / Motel Pet Day Care Motor Vehicle Sales Motor Vehicle Service / Repair / Filling Station Office, Medical, Professional Restaurant Retail Sales Warehouse / Self-storage Passenger Transportation Terminal

Property Photos



Property Photos



Property Photos



49 Newbury St Danvers MA 01923 USA-012-003-12 Aerial12-MLS_Size



49 Newbury St Danvers MA 01923 USA-011-007-11 Aerial11-MLS_Size

Property Photos



49 Newbury St Danvers MA 01923 USA-010-009-10 Aerial10-MLS_Size



49 Newbury St Danvers MA 01923 USA-008-015-8 Aerial8-MLS_Size

Property Photos



49 Newbury St Danvers MA 01923 USA-002-008-2 Aerial2-MLS_Size



Brian D'Apice

Principal

PROFESSIONAL EXPERIENCE

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

EDUCATION

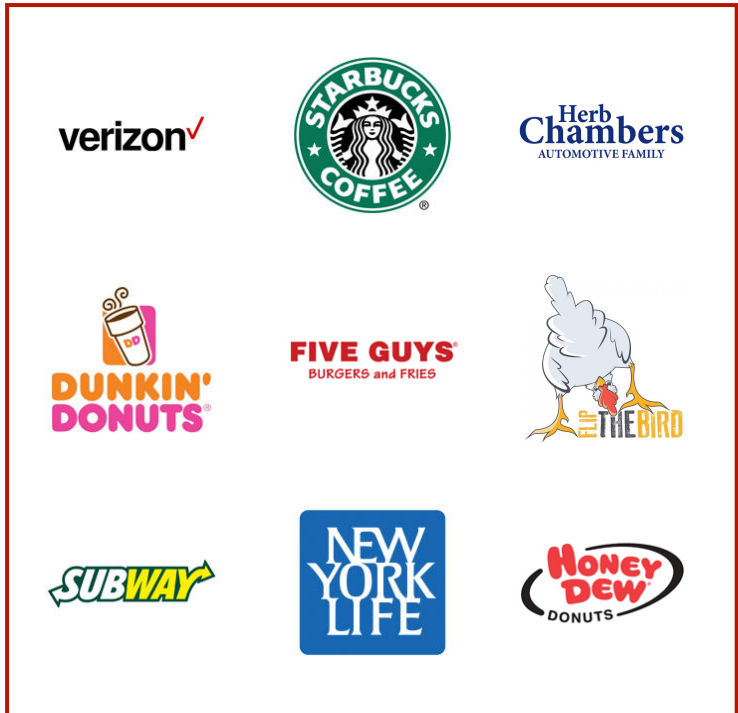
Northeastern University BS Accounting
CCIM Institute

(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

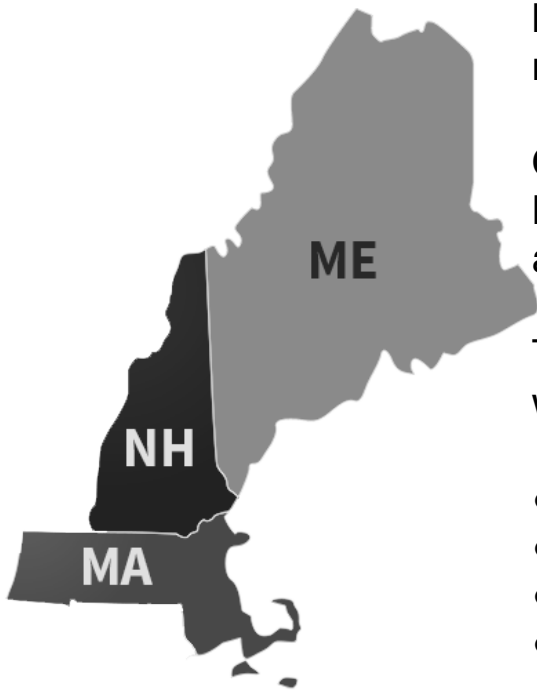
Commercial Real Estate

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)



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