

(former) Baystate Animal Clinic

249 Andover St, Danvers, MA 01923



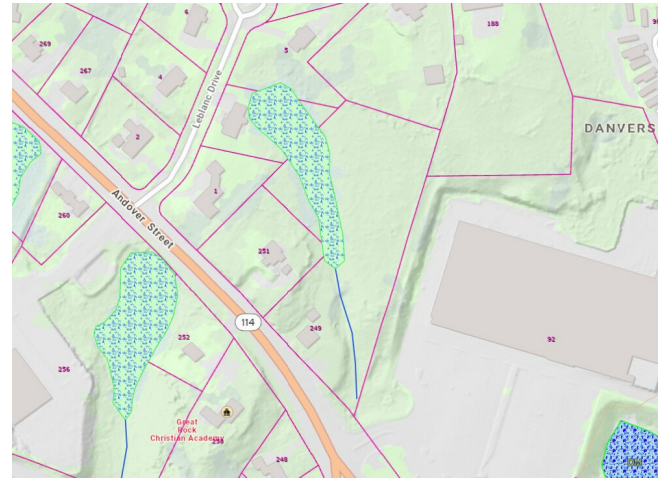
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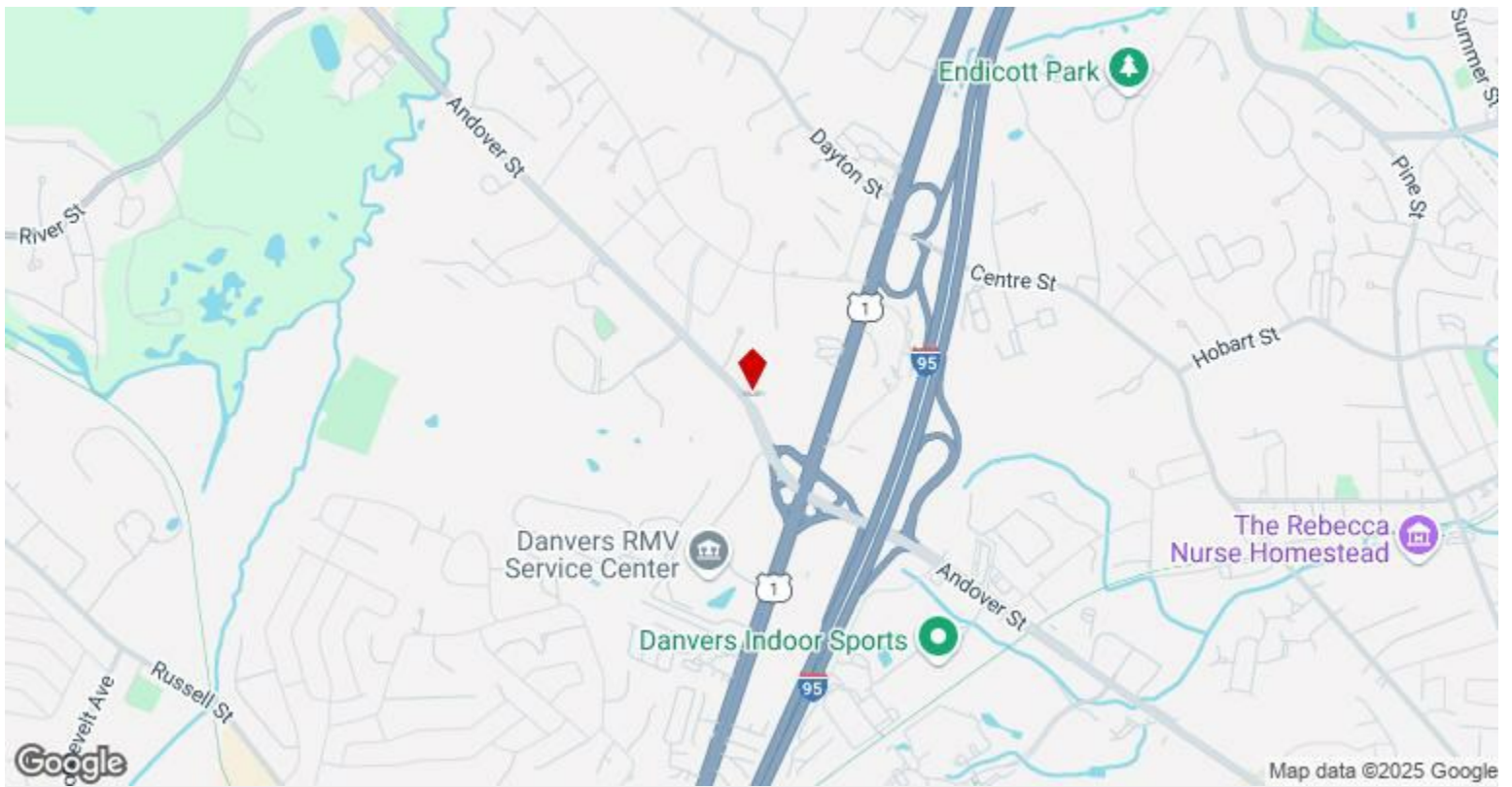
\$1,000,000

The Mega Group is pleased to present 249 Andover Street in Danvers Massachusetts, next to Home Depot. The subject property is 3.5 acres of developable land with 300 feet of frontage on Route 114, existing improvement is a 1,734 +/- footprint with a detached 2-car garage, two (2) curb cuts and zoned R3 (Residential) with a veterinary clinic / kennel having been in legal occupancy by way of a special permit issued on January 3, 1977.

It is believed there is a jurisdictional wetland and watercourse present on the property. Likely re-development uses would be a single-family by right, possibly two single-family homes with a shared drive through local permitting, the existing veterinary clinic / kennel, or Exempt Uses pursuant to M.G.L. Chapter 40A Section 3.



Price:	\$1,000,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Schools
Sale Type:	Investment or Owner User
Total Lot Size:	3.50 AC
No. Lots:	1
Zoning Description:	R3



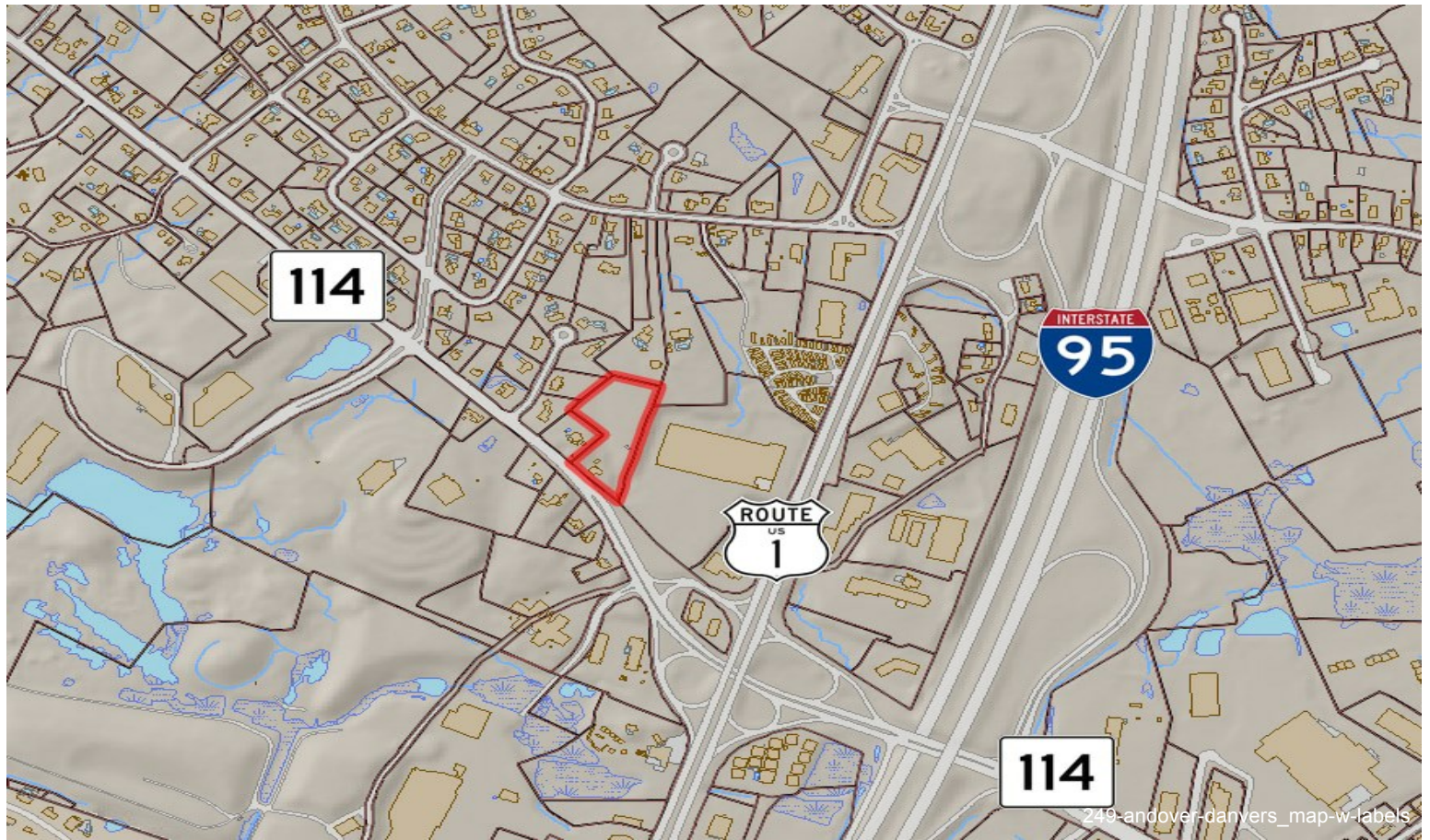
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249 Andover Street is situated directly on Route 114 westbound toward Middleton, at the junction of Route 1. Area retailers include Costco, Home Depot, Walmart, and Lowes, as well as many automobile dealerships, hotels and restaurants.

Property Photos



Property Photos





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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