



MLS # 73263588 - Active  
Commercial/Industrial - Commercial

25 Cabot St  
Beverly, MA 01915-5048  
Essex County

List Price: **\$675,000**

Directions: **At Beverly Harbor, across the street from the Beverly Salem Bridge**

Custom Medicine is moving to 140 Rantoul Street in Fall '24 - Available for immediate acquisition is this commercial / retail building with re-development potential into a mixed-use residential apartments or condominiums with water views and street-level commercial space. Location is near downtown Beverly overlooking Beverly Harbor and within walking distance to parks, shops, and restaurants. Utilities consist of one electric meter, one natural gas meter and feature a rooftop central HVAC system and hard-wired life safety devices. The subject property contains 0.128 acres of land or 5,593 +/- square feet mainly classified as Small Retail with a commercial building 1,613 +/- square feet in footprint and built about 1964, having Concrete Block exterior and Membrane roof cover and is zoned CC/CC2 (Central Business / Central Business Cabot) which lends itself to the likelihood of a mixed-use development opportunity. Parking for nine (9) in paved parking lot with a large curb cut.

### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: <b>\$342,900</b>	Space Available For: <b>For Sale</b>
Office:	1	1,613	Bldg: <b>\$138,900</b>	Lease Type:
Retail:	1	1,613	Total: <b>\$481,800</b>	Lease Price Includes:
Warehouse:	0	0		Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	0	0	# Buildings: <b>1</b>	Sublet: <b>No</b>
			# Stories: <b>1</b>	21E on File: <b>No</b>
Total:	<b>1</b>	<b>1,613</b>	# Units:	

Disclosures: **See brokers website for full zoning description, MLS doesn't give you enough space to properly describe commercial listings sale notes.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: <b>1</b>	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: <b>5,593 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.13</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>9</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Req: <b>No</b>	

### Features

Construction: **Stone/Concrete**  
Location: **Downtown, Free Standing, Public Transportation, Central Business District**  
Parking Features: **1-10 Spaces, On Site**  
Roof Material: **Membrane**  
Utilities: **Public Water, Public Sewer**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1964**  
Year Established Source: **Public Record**

### Tax Information

Pin #: **M:0002 B:0001 L:**  
Assessed: **\$481,800**  
Tax: **\$10,571** Tax Year: **2024**  
Book: **21916** Page: **255**  
Cert:  
Zoning Code: **CC**  
Zoning Desc: **Other (See Remarks)**  
Map: Block: Lot:

### Compensation

Sub-Agency: **Not Offered** Buyer's Broker: **2%**  
Facilitator: **2%**  
Compensation Based On: **Net Sale Price**





MLS # 73263588 - Active  
25 Cabot St, Beverly, MA 01915-5048

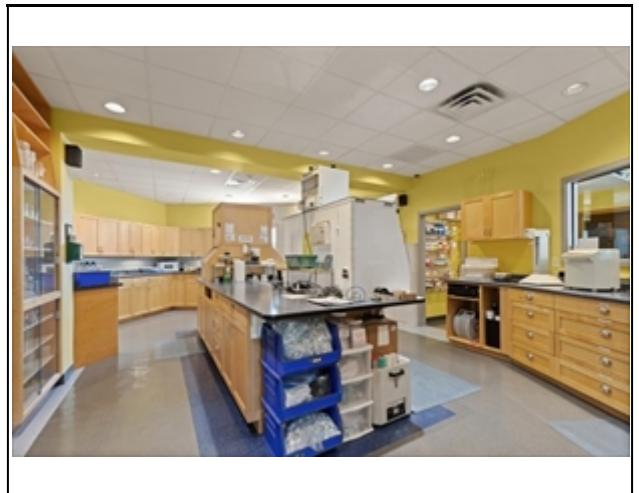
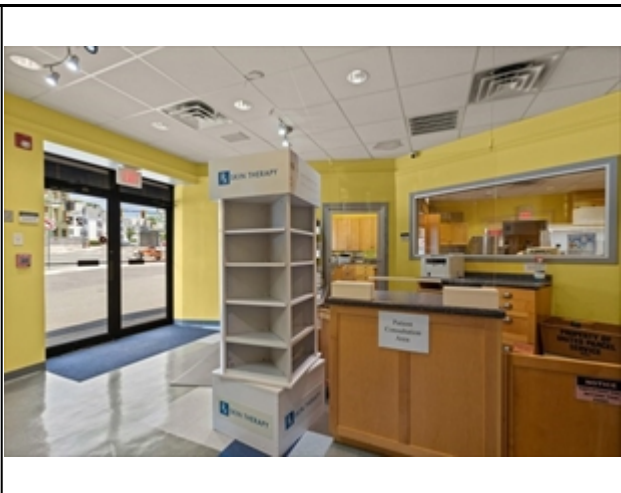
Commercial - Commercial  
List Price: \$675,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

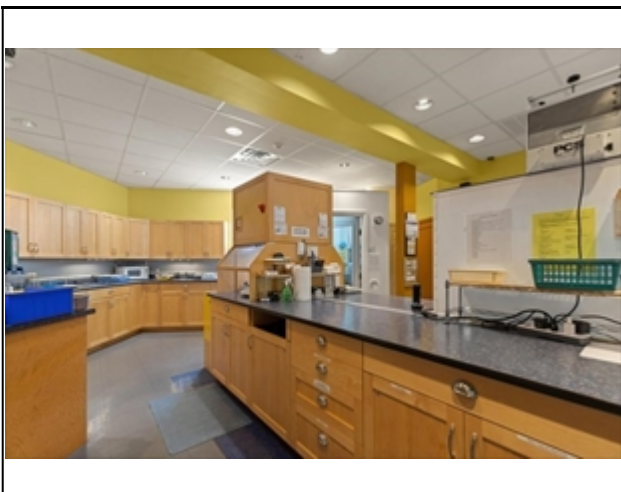
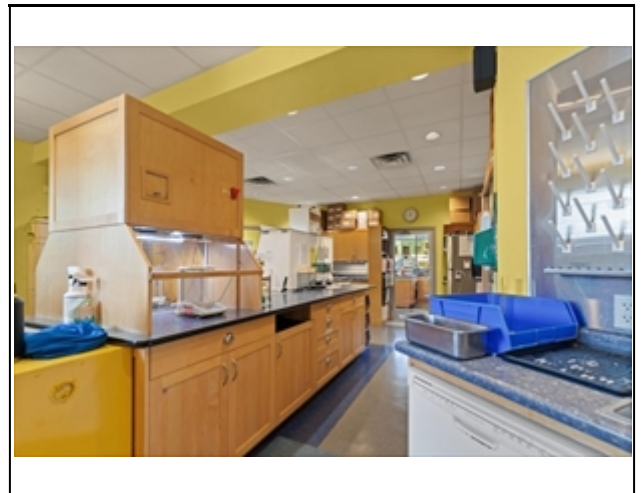
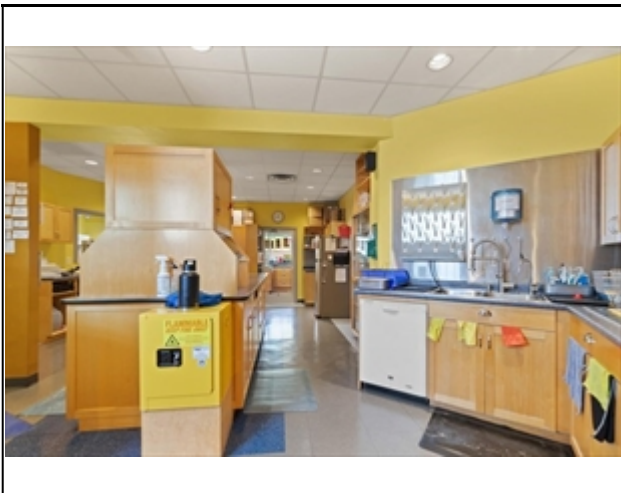
MLS # 73263588 - Active  
25 Cabot St, Beverly, MA 01915-5048

Commercial - Commercial  
List Price: \$675,000



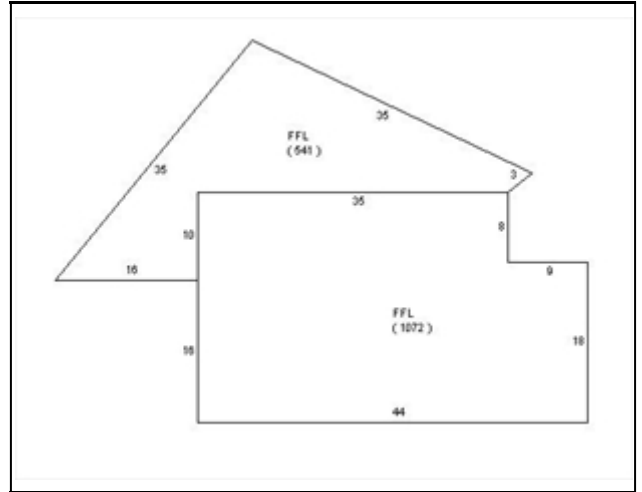
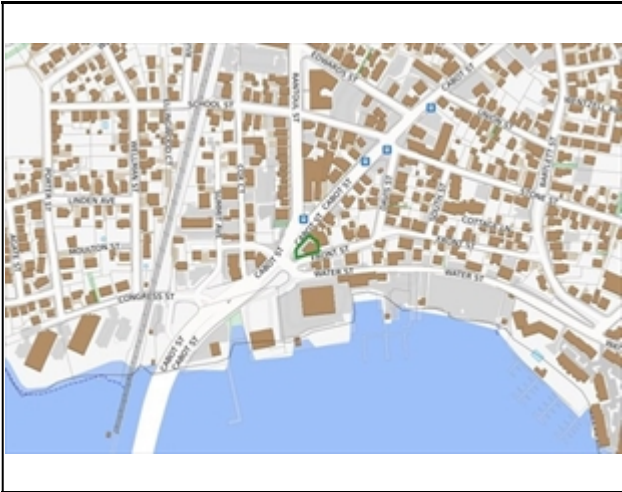
The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.





MLS # 73263588 - Active  
25 Cabot St, Beverly, MA 01915-5048

Commercial - Commercial  
List Price: \$675,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

[www.DapiceAssociates.com](http://www.DapiceAssociates.com)  
[www.TheMegaGroup.net](http://www.TheMegaGroup.net)



# Brian D'Apice

Principal

## PROFESSIONAL EXPERIENCE

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

## EDUCATION

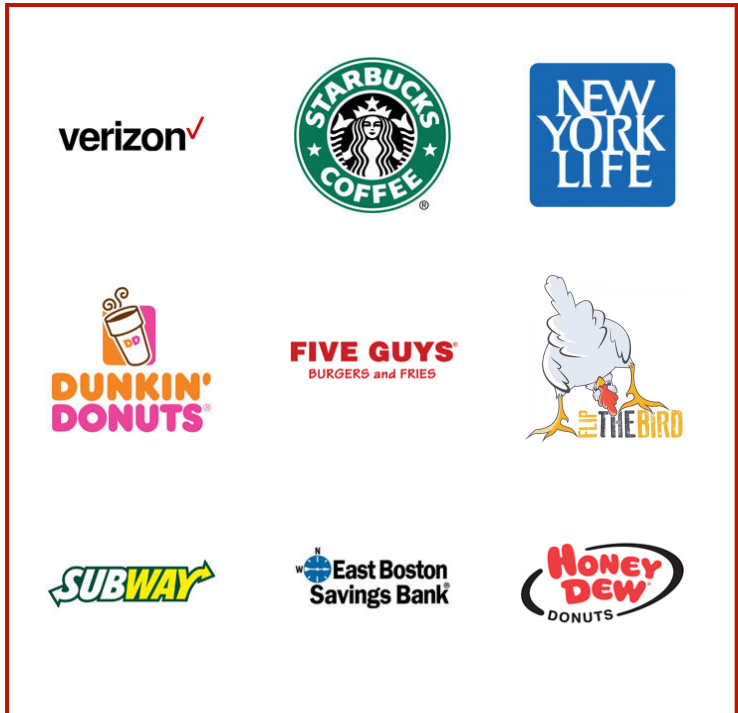
Northeastern University    BS Accounting  
CCIM Institute

(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

7 Federal Street, Suite 15  
Danvers, MA 01923-3620  
(978) 762-9771

[www.TheMegaGroup.net](http://www.TheMegaGroup.net)



# 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**  
(978) 762-9771

**OGUNQUIT, ME**  
(207) 360-0081