



MLS # 73242950 - New
Commercial/Industrial - Commercial

252 Rantoul St
Beverly, MA 01915
Essex County

List Price: **\$1,300**

Directions: **Rantoul Street is Route 1A**

The Mega Group has available for immediate occupancy a multi-level food service / commercial prep kitchen with walk-in cooler and off-street parking. The Premises features a hood with Ansul System, some typical equipment hookups already in place including but limited to sinks and grease trap, non-slip food safety poured flooring surface, private office / break area and restroom on the main level and food prep, dry storage and dish washing station in the lower level. This location historically has been a commercial kitchen but some uses may require permitting. There is also an opportunity to make this location Artist live-work as one of the apartments in the Property is currently being reconstructed. NNN lease terms with rather low expense reimbursements. 252-254 Rantoul Street is located directly on Route 1A with exceptional access the Beverly Depot Commuter Rail Station, and Route 128 by Route 62 in a 5-minute drive time.

Building & Property Information

Residential:	# Units: 0	Square Ft: 0	Assessed Value(s):	Space Available For: For Lease
Office:	0	0	Land: \$0	Lease Type: Triple Net Lease (NNN)
Retail:	0	0	Bldg: \$0	Lease Price Includes: Other (See Remarks)
Warehouse:	0	0	Total: \$0	Lease: Yes Exchange: No
Manufacturing:	1	1,320	# Buildings: 1	Sublet: No
			# Stories: 2	21E on File: No
			# Units:	
Total:	1	1,320		

Disclosures: **This location historically has been a commercial kitchen but some uses may require permitting. The existing equipment is for Tenants leased use only and delivered in as-is condition.**

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

Lot Size: 0 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 3	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Stone/Concrete**
Location: **Downtown**
Parking Features: **1-10 Spaces, Paved Driveway**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **0**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **00**
Book: **0** Page: **0**
Cert:
Zoning Code: **CC**
Zoning Desc: **Other (See Remarks)**
Map: Block: Lot:

Compensation

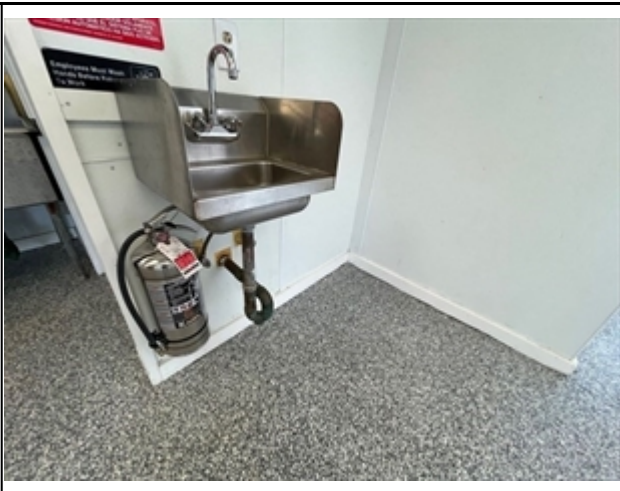
Sub-Agent: **Not Offered** Buyer Agent: **50%**
Facilitator: **50%**
Compensation Based On: **Gross/Full Sale Price**

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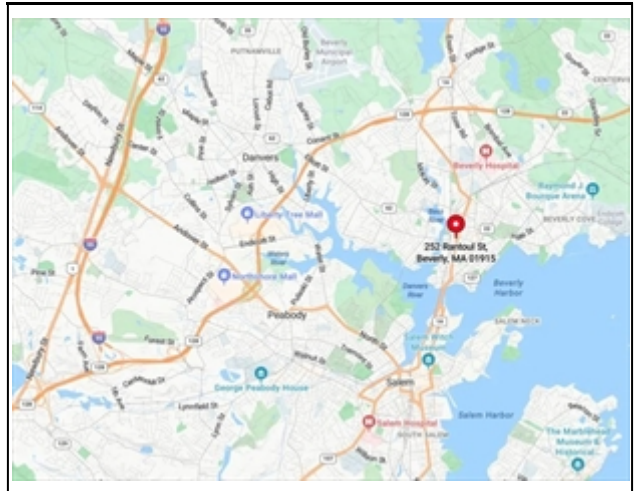
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The Mega Group

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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