



MLS # 73315526 - New  
Commercial/Industrial - Commercial

409 Cabot Street - Unit 8  
Beverly, MA 01915  
Essex County

List Price: \$22.50

Directions: Cabot Street is Route 1A

The Cabot Plaza is a 18,500+ square foot shopping center nicely appointed on Route 1A in downtown Beverly, situated on 64,000+ square foot corner lot offering its shoppers an exceptional amount of parking accessible by three curb cuts. The Plaza is owned & operated by Goldberg Properties who has a dominant North Shore presence in Beverly, Salem, & Peabody. Unit 8 is a 1,200 +/- square foot retail suite situated right next to MCJ Insurance. The premises features 10' clear height suspended ceiling, 7' glass frontage and a private restroom. Existing pharmacy is vacating in February, this space currently has four (4) exam rooms with plumbing stubbed in place. In addition to a retail storefront use, this suite would make a nice medical or dental practice. Standard NNN lease terms.

### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: <b>For Lease</b>
Office:	1	1,200	Bldg: \$0	Lease Type: <b>Triple Net Lease (NNN)</b>
Retail:	1	1,200	Total: \$0	Lease Price Includes:
Warehouse:	0	0		Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	0	0	# Buildings: 1	Sublet: <b>No</b>
			# Stories: 1	21E on File: <b>No</b>
Total:	1	1,200	# Units:	
Disclosures: <b>Current NNNs are about \$7.00 per square foot, billed monthly</b>				

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height: 10	Elevator:	Net Operating Inc:
# Restrooms: 1	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: <b>64,469 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>1.48</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>85</b>	Easements:
Lender Owned: <b>Undisclosed</b>	Short Sale w/Lndr.App.Req: <b>No</b>	

### Features

Construction: **Stone/Concrete**  
Location: **Downtown, Strip, Highway Access, Public Transportation, Central Business District**  
Parking Features: **21+ Spaces, On Site**  
Roof Material: **Membrane**  
Utilities: **Public Water, Public Sewer**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1900**  
Year Established Source: **Public Record**

### Tax Information

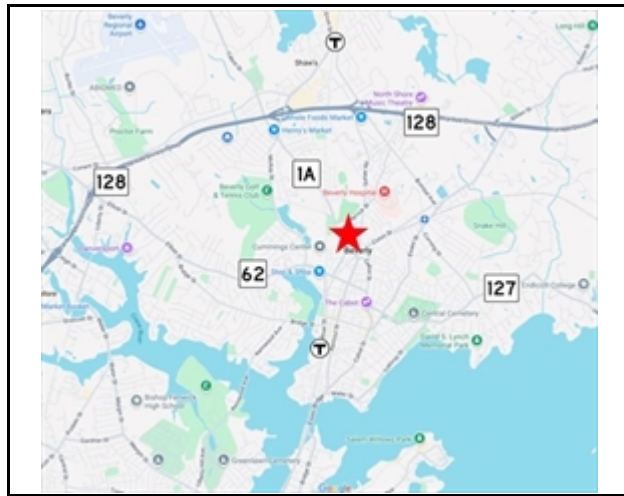
Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **2025**  
Book: **17530** Page: **481**  
Cert:  
Zoning Code: **Commercial**  
Zoning Desc: **Other (See Remarks)**  
Map: Block: Lot:

### Compensation

Sub-Agency: **Not Offered** Buyer's Broker: **50%**  
Facilitator: **50%**  
Compensation Based On: **Gross/Full Sale Price**

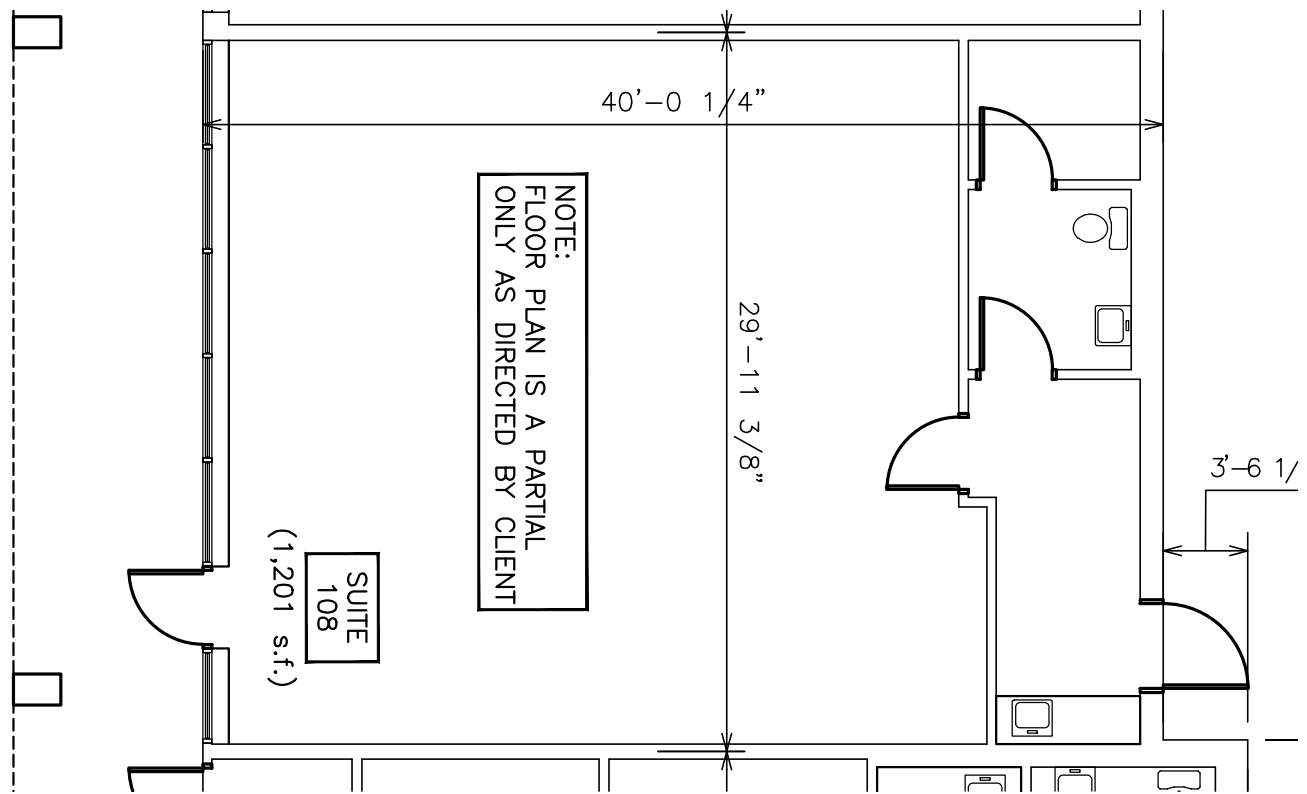
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NOTE:  
FLOOR PLAN IS A PARTIAL  
ONLY AS DIRECTED BY CLIENT

(1,201 s.f.)  
SUITE  
108

40'-0 1/4"

29'-11 3/8"

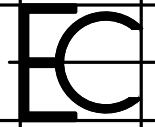
3'-6 1/4"

SUITE 108

407-411 Cabot street Beverly, MA

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**General Notes:**

- It is expressly understood by client that ECS is not an architectural or engineering entity. None of the documents prepared by ECS for client shall have any stamping or certification of such trade professionals.
- This is not a structural or MEP analysis or due diligence model. Visible and accessible elements are modeled for location and size. Further structural or MEP analysis could be necessary by others.
- STANDARD OF PRACTICE:** Services performed by ECS under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document or otherwise.

**Laser Scanning Notes:**

- Terrestrial laser scanning equipment utilized by ECS, Inc. is able to achieve levels of accuracy down to ±2mm at 20 meters, per FARO, the manufacturer, specifications, see [www.faro.com](http://www.faro.com).
- Laser scanning equipment uses

light waves to measure distances, unforeseen site conditions such as dust, moisture, vibration, surface reflectivity, lighting conditions, temperature, humidity, ferromagnetic materials, building configuration etc. may impact registration between scan locations.

- Accuracy over long distances can

be improved if the client provides survey benchmarks prior to scanning in order to reference the laser scan data into a coordinate system.

- The Revit file contains the most complete alignment of point cloud data. All laser scanning by default is in a localized

coordinate system. Laser scans completed on multiple days may be tied into previous laser scans by use of site specific features and targets. Final point cloud adjustments are made in Revit for a final verification.

**Floor Plan**

SCALE: 1/8" = 1'-0"

DATE: 9/10/18

DESIGNED BY: JMP

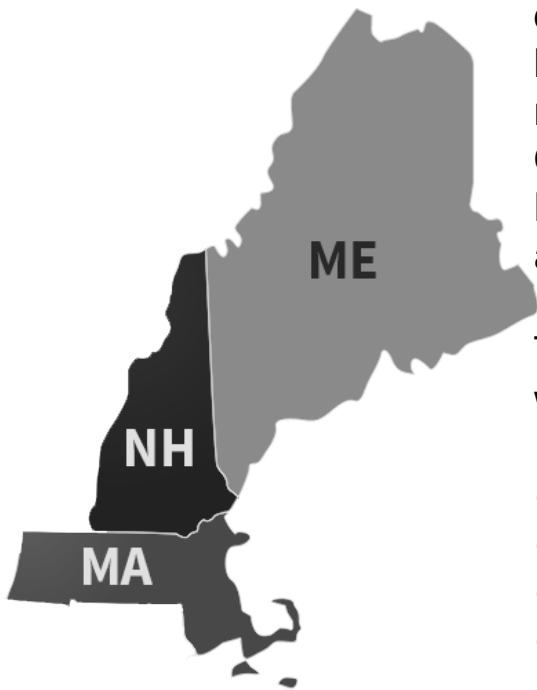
**EX-10**



# 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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