



MLS # 73315525 - New
Commercial/Industrial - Commercial

409 Cabot Street - Unit 9B
Beverly, MA 01915
Essex County

List Price: \$22

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. You will have access to a management & maintenance staff minutes away from the campus. Unit 9B is a 913 +/- square foot retail suite with 7' high glass frontage is available for immediate occupancy. The unit features two (2) private offices and a large bullpen / retail area and a privately shared restroom. Utilities separate. Standard NNN lease terms.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Lease
Office:	1	913	Bldg: \$0	Lease Type: Triple Net Lease (NNN)
Retail:	1	913	Total: \$0	Lease Price Includes:
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File: No
			# Units:	
Total:	1	913		
Disclosures: Current NNNs are about \$7.00 per square foot				

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: 1 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 85	Easements:
Lender Owned: Undisclosed	Short Sale w/Lndr.App.Req: No	

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

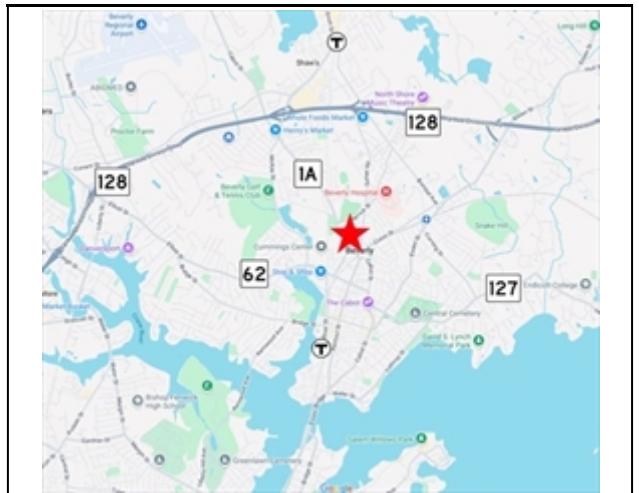
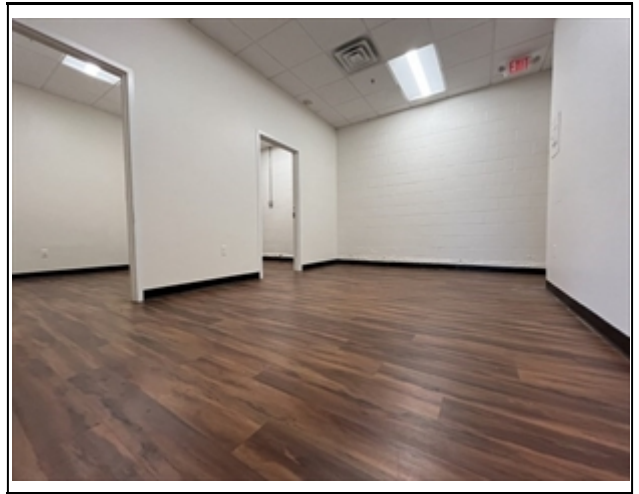
Disclosure Declaration: **No**
Exclusions:
Year Established: **1900**
Year Established Source: **Public Record**

Tax Information

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

Compensation

Sub-Agency: Buyer's Broker: **50%**
Facilitator: **50%**
Compensation Based On: **Gross/Full Sale Price**



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The Mega Group

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- 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