



MLS # 73322949 - New
Commercial/Industrial - Mixed Use

138 Dodge St
Beverly, MA 01915-1831
Essex County

List Price: **\$22**

Directions: **Located on Route 1A. Easy access to Route 128.**

Available for lease February 1st. Former Salon Studio. Lower level professional office / personal services space accessible by steps on Route 1A in North Beverly. The suite is about 850 +/- square feet in size and features eight (8) stations with three (3) hair washing sinks, washer & dryer hookups, one bathroom, and a private office. 138 Dodge Street is a mixed-use building conveniently located across the street from the North Beverly MBTA Commuter Rail Station, walking distance to all retail shops, and restaurants. Location is directly on Route 1A, the primary commuter route between Hamilton-Wenham & Route 128, which sees about 10,900 vehicles per day. Parking lot directly behind the building.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Lease
Residential:	0	0	Land: \$534,800	Lease Type: Triple Net Lease (NNN)
Office:	1	850	Bldg: \$489,900	Lease Price Includes:
Retail:	0	850	Total: \$1,024,700	Lease: Yes Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 2	21E on File: No
Total:	1	850	# Units: 1	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height: 8	Elevator:	Net Operating Inc:
# Restrooms: 1	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 15,529 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.36	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 20	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Location: **Highway Access, Public Transportation, Central Business District**
Parking Features: **On Site**

Other Property Info

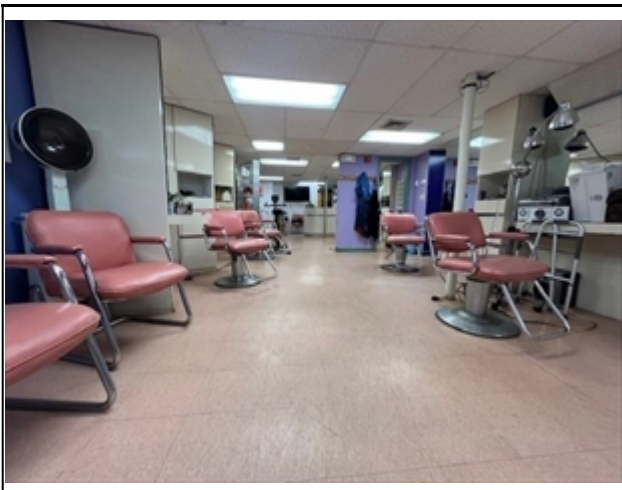
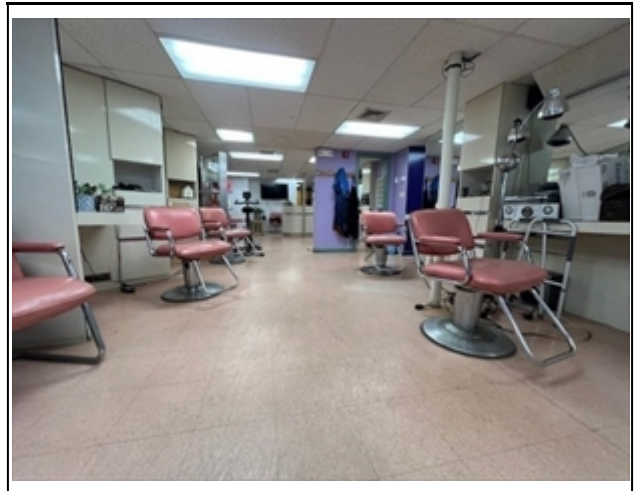
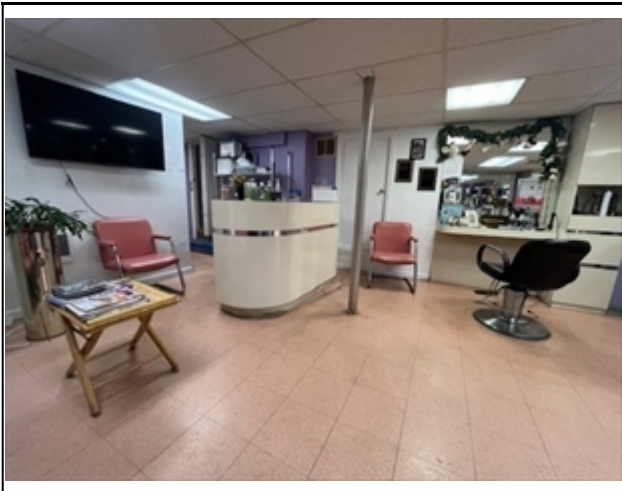
Disclosure Declaration: **No**
Exclusions:
Year Established: **1880**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:0080 B:0098 L:**
Assessed: **\$1,024,700**
Tax: **\$22,482** Tax Year: **2024**
Book: **39994** Page: **121**
Cert:
Zoning Code: **CN**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Compensation

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





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The Mega Group

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- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



DANVERS, MA
(978) 762-9771

OGUNQUIT, ME
(207) 360-0081