



MLS # 73344490 - Active
Commercial/Industrial - Commercial

18 Water St
Danvers, MA 01923-4805
Essex County

List Price: **\$17**

Directions: **Water Street is Route 35**

SALE or LEASE this 5,208 +/- square foot single-tenant commercial building with off-street parking for four vehicles in the Danversport section of town. The subject property is 3,565 +/- rentable square feet on the street level with a 1,643 square foot heated loft space above, built in 1981, the open-concept front retail portion features 10' suspended ceilings and 7' suspended ceilings rear portion with two private offices and two (2) restrooms. The loft is wide-open space accessible from both the interior and exterior. The building features a sun-filled entryway is 5' glass folding double doors between four 7' glass panels, side delivery door and has had two-way signage in the past. Location is 18 Water Street, Danvers Massachusetts, the major commercial route between Salem Depot and Routes 114/128. Zoning is R1 (Residential) in a business district, with a history of Retail uses allowed as a protected nonconforming use.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale/Lease
Residential:	0	0	Land: \$273,700	Lease Type: Other (See Remarks)
Office:	0	0	Bldg: \$115,300	Lease Price Includes:
Retail:	1	3,565	Total: \$389,000	Lease: No Exchange: No
Warehouse:	1	1,643	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 2	21E on File: No
Total:	1	5,208	# Units:	
Drive in Doors:		Expandable:	Gross Annual Inc:	
Loading Docks:		Dividable:	Gross Annual Exp:	
Ceiling Height:		Elevator:	Net Operating Inc:	
# Restrooms: 2		Sprinklers:	Special Financing:	
Hndcp Accessibl:		Railroad siding:	Assc: Assoc Fee:	
Lot Size: 5,027 Sq. Ft.		Frontage:	Traffic Count:	
Acres: 0.12		Depth:	Lien & Encumb:	
Survey:		Subdivide:	Undrgrnd Tank:	
Plat Plan:		Parking Spaces: 4	Easements:	
Lender Owned: No		Short Sale w/Lndr.App Req: No		

Features

Construction: **Stone/Concrete**
Location: **Downtown**
Parking Features: **1-10 Spaces, Paved Driveway, On Site**
Roof Material: **Shingle**
Utilities: **Public Water, Public Sewer, Natural Gas, 110 Volts**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1981**
Year Established Source: **Public Record**

Tax Information

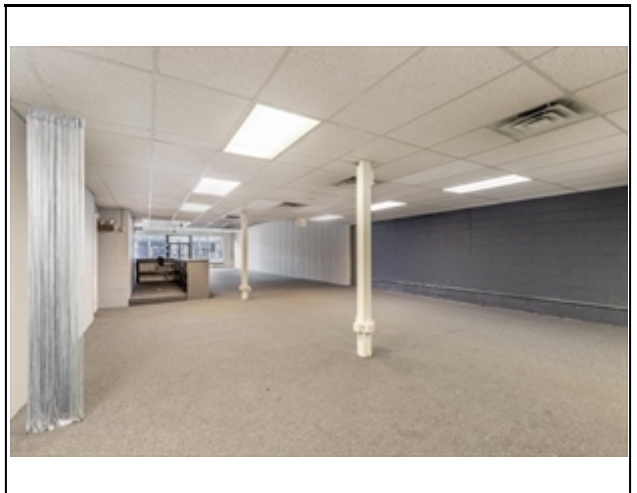
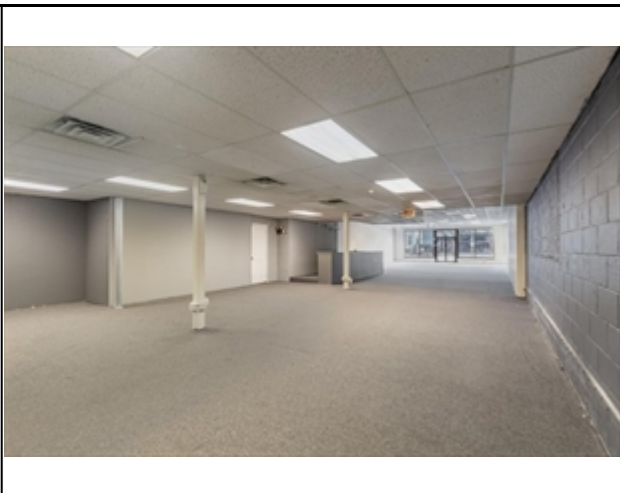
Pin #: **M:059 L:130 P:**
Assessed: **\$389,000**
Tax: **\$7,309** Tax Year: **2025**
Book: **14595** Page: **200**
Cert:
Zoning Code: **R1**
Zoning Desc: **Other (See Remarks)**
Map: Block: Lot:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Not Offered
Seller-Offered Buyer's Broker Compensation:
50%
Seller-Offered Facilitator Compensation:
Seller-Offered Compensation Based On:

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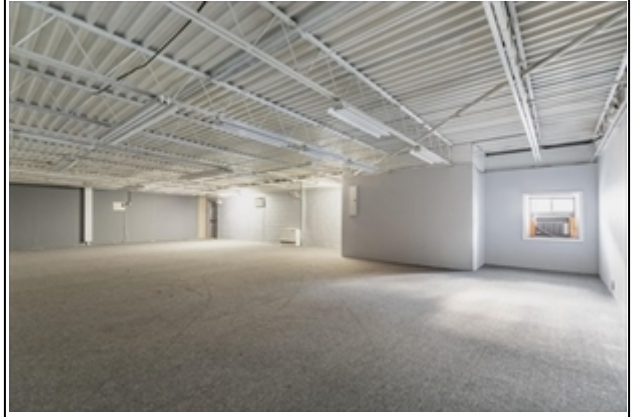
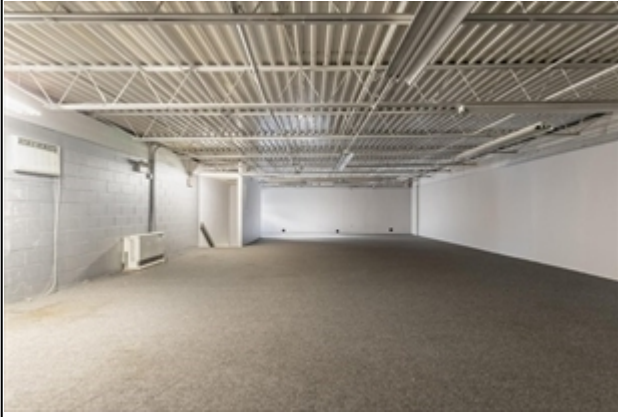
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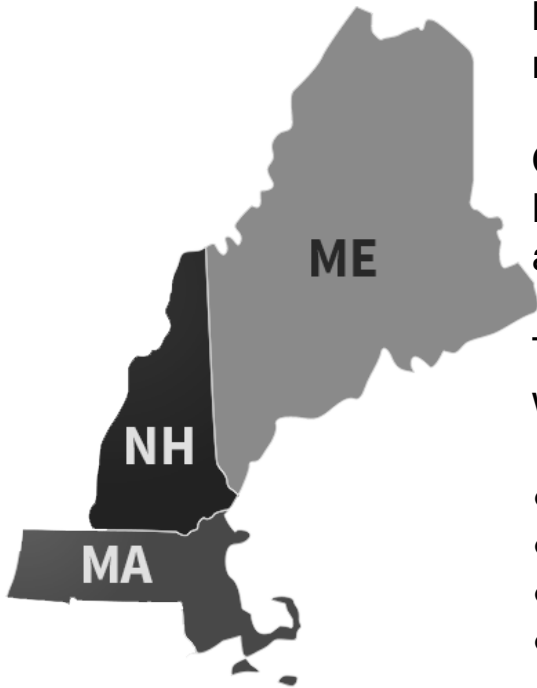
Commercial Real Estate

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

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(207) 360-0081