



MLS # 72894818 - Active
Commercial/Industrial - Commercial

385 Cabot Street
Beverly, MA 01915-3303
Essex County

List Price: **\$319,999**

Directions: **Cabot & Rantoul Street meet at Arthur E Baker Square**

Remarks

Since the 1940's some rendition of Carroll's Florist has had a dominating presence anchoring the Arthur E Baker Square in downtown Beverly, and this "cute" gem is suddenly available for acquisition. The subject property is a stand-alone retail building where highest & best use is a single user occupancy situation or re-develop under the guidelines that Neighborhood Commercial (CN) zoning in Beverly may allow by right or by permit. The footprint is about 20 +/- feet wide by 33 +/- feet deep, with interior access to a full basement. The land area is unique in nature, there is some yard space in the rear with the ability to park on both sides. 385 Cabot Street in Beverly is conveniently situated in downtown on Route 1A, along the Montserrat railway, with access to Route 128. The existing proprietor will remain in business, but is moving to a studio setting without a retail component.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$112,900	Space Available For: For Sale
Office:	1	666	Bldg: \$71,500	Lease Type:
Retail:	1	666	Total: \$184,400	Lease Price Includes:
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File: No
Total:	1	666	# Units:	

Disclosures: **Seller will not sign a P&S with a flower shop, some Seller Financing may be available to a qualified Buyer.**

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

Lot Size: 1,254 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.03	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 2	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Other (See Remarks)**
 Location: **Downtown, Highway Access**
 Parking Features: **1-10 Spaces, Paved Driveway**
 Roof Material: **Shingle**
 Utilities: **Public Water, Public Sewer, 110 Volts**

Other Property Info

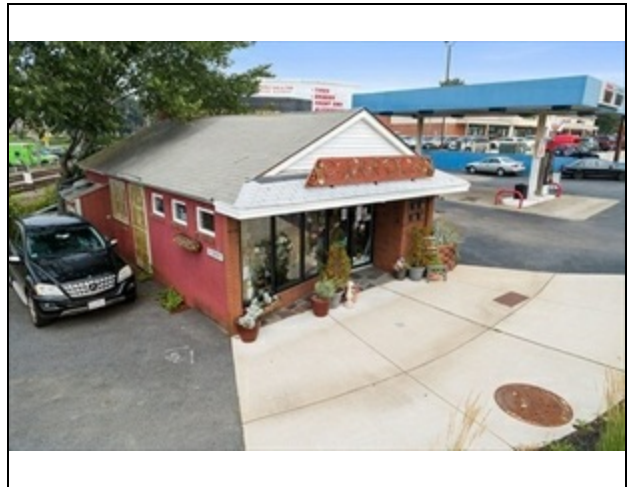
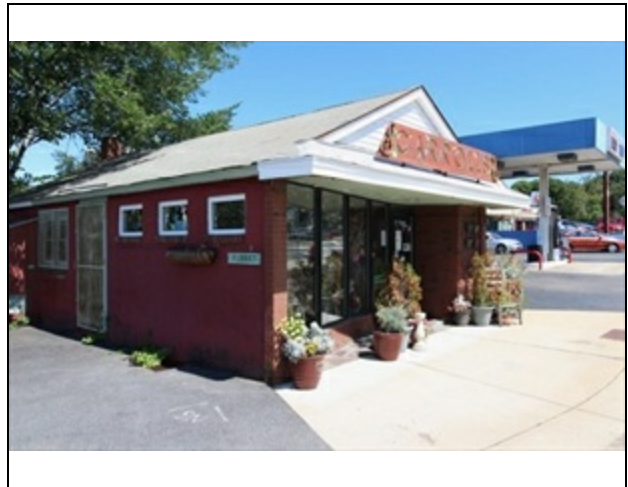
Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1956**
 Year Established Source: **Public Record**

Tax Information

Pin #: **M:0020 B:0441 L:**
 Assessed: **\$184,400**
 Tax: **\$4,584** Tax Year: **2021**
 Book: **13879** Page: **330**
 Cert:
 Zoning Code: **CN**
 Zoning Desc: **Other (See Remarks)**
 Map: Block: Lot:

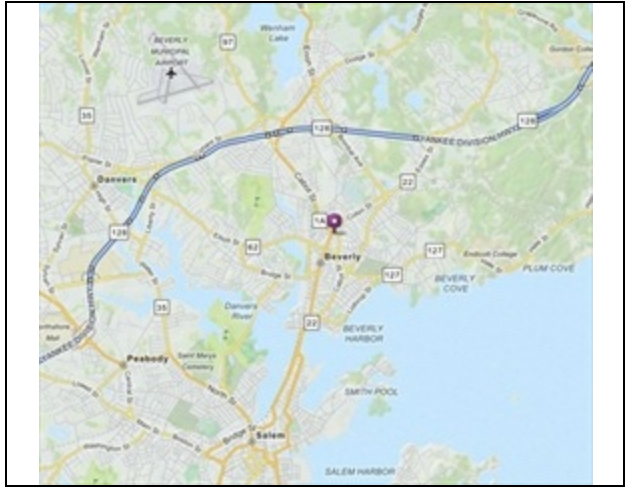
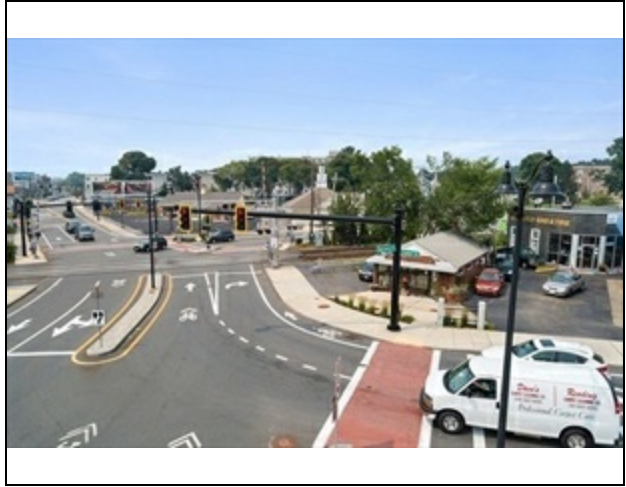
Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%**
 Facilitator: **2%**
 Compensation Based On: **Net Sale Price**



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www.DapiceAssociates.com
www.TheMegaGroup.net

LAND OF MICHAEL J. CARROLL
BEVERLY, MASS.

SCALE 1/IN.=20FT. DEC. 1955.

Thomas R. Duffield C.E.

