



**MLS # 73153370 - Active**  
**Commercial/Industrial - Industrial**

**5 Canal St**  
**Danvers, MA 01923-3102**  
**Essex County**

List Price: **\$7.33**

Directions: **High Street (Route 35) to Canal Street**

**Remarks**

Available for immediate ground lease is this single-tenant Industrial opportunity just off Route 35 in Danvers MA, with quick access to Routes 128 N/S. The Subject Property is about 68 feet by 60 feet or 4,080 +/- square feet with three (3) drive-in doors, two (2) 12' x 12' and one (1) 14' x 12'. The clear height to about 20 feet, block construction on slab having been built around 1967, plenty of parking on-site and situated on 16,374 +/- square feet of land. Within Industrial 1 (I1) Zoning district, visit our website for full zoning description and link to bylaws and schedule of uses. Absolute NNN ground lease terms.

**Building & Property Information**

	# Units	Square Ft.	Assessed Value(s)
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$367,900</b> Space Available For: <b>For Lease</b>
Office:	<b>1</b>	<b>4,080</b>	Bldg: <b>\$135,100</b> Lease Type: <b>Ground Lease</b>
Retail:	<b>1</b>	<b>4,080</b>	Total: <b>\$503,000</b> Lease Price Includes: <b>Other (See Remarks)</b>
Warehouse:	<b>1</b>	<b>4,080</b>	Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>1</b>	<b>4,080</b>	# Buildings: <b>1</b> Sublet: <b>No</b>
			# Stories: <b>1</b> 21E on File: <b>No</b>
<b>Total:</b>	<b>1</b>	<b>4,080</b>	# Units:

Drive in Doors: <b>3</b>	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: <b>1</b>	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: <b>16,374 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.38</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>20</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Reg: <b>No</b>	

**Features**

Construction: **Stone/Concrete**  
Location: **Industrial Park, Highway Access**  
Parking Features: **21+ Spaces, On Site**  
Roof Material: **Membrane**  
Utilities: **Public Water**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1967**  
Year Established Source: **Public Record**

**Tax Information**

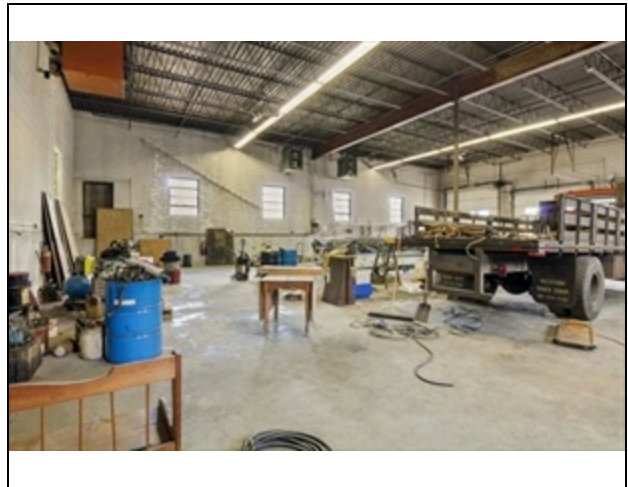
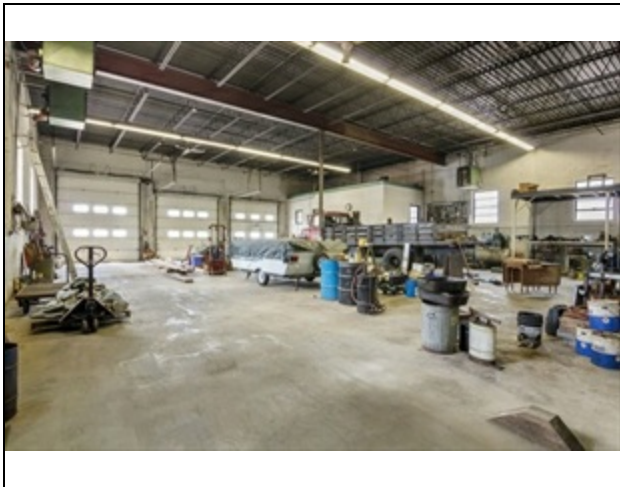
Pin #: **M:051 L:312 P:**  
Assessed: **\$503,000**  
Tax: **\$10,050** Tax Year: **2023**  
Book: **17494** Page: **560**  
Cert:  
Zoning Code: **I1**  
Zoning Desc: **Other (See Remarks)**  
Map: Block: Lot:

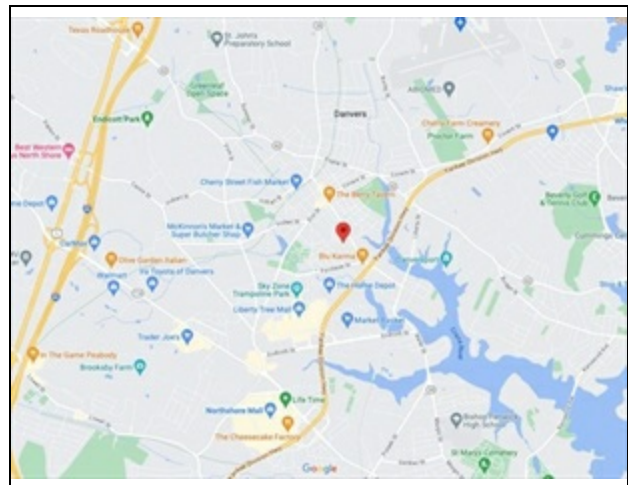
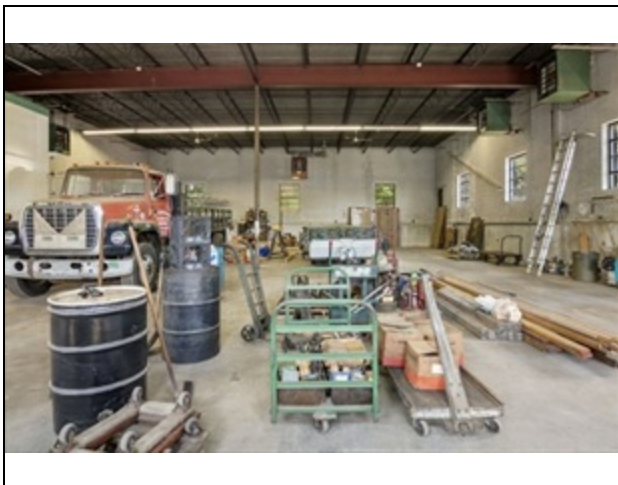
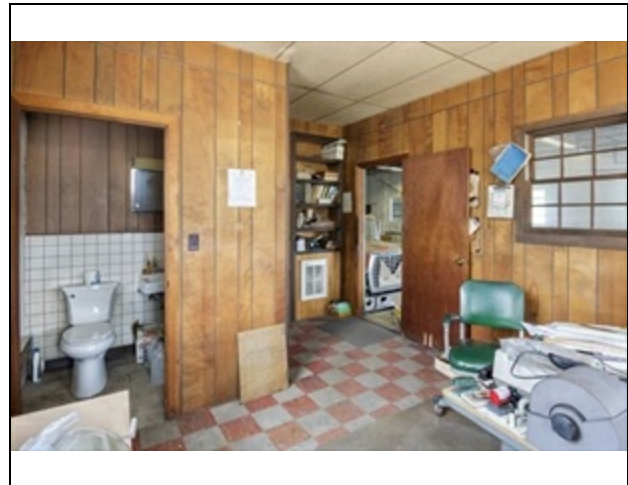
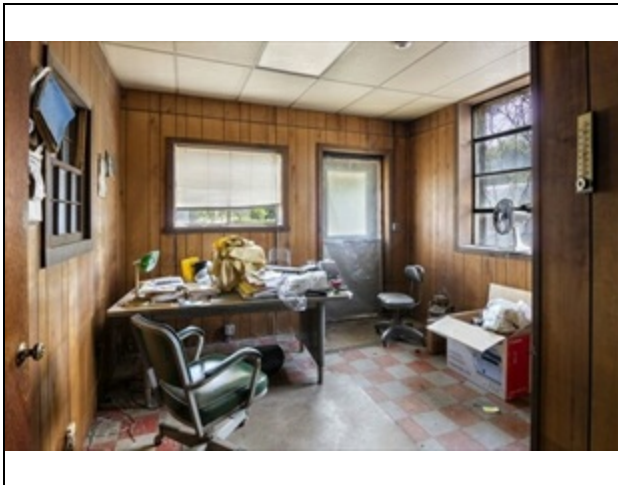
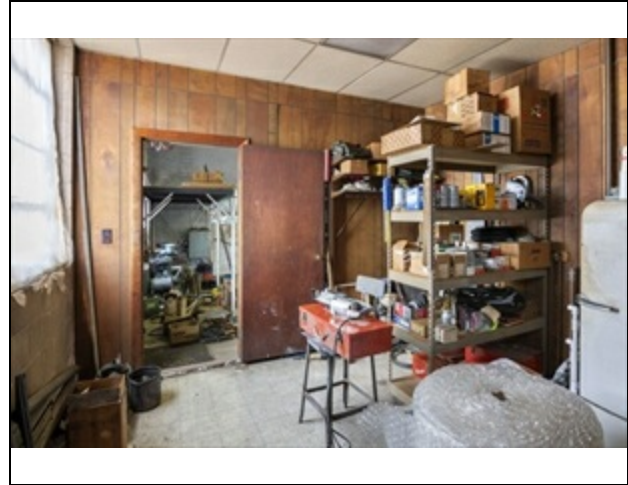
**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **50%**  
Facilitator: **50%**  
Compensation Based On: **Net Sale Price**









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- 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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