



**MLS # 72473987 - Active**  
**Commercial/Industrial - Office**

**80 Prospect Street - Unit B**  
**Peabody, MA 01960-1605**  
**Essex County**

List Price: **\$800**

Directions: **Prospect Street connects Route 114 to the North Shore Mall**

**Remarks**

**Oversized single-room office suite with private bathroom available for lease to include Heat & Electricity. Very nice lower-level space ideally situated in a very popular office/retail location next to the North Shore Mall, set back a little overlooking the intersection where Petco, Sprint, Jos A Bank & BMW meet. 30 on-site parking spaces with two-way access to Route 114 from Prospect Street.**

**Building & Property Information**

	# Units	Square Ft:	Assessed Value(s)
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$343,700</b> Space Available For: <b>For Lease</b>
Office:	<b>1</b>	<b>500</b>	Bldg: <b>\$95,000</b> Lease Type: <b>Other (See Remarks)</b>
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$438,700</b> Lease Price Includes: <b>Other (See Remarks)</b>
Warehouse:	<b>0</b>	<b>0</b>	Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b> Sublet: <b>No</b>
			# Stories: <b>2</b> 21E on File: <b>No</b>
Total:	<b>1</b>	<b>500</b>	# Units:

Disclosures: **Base rent plus \$50 monthly CAM. First, Last and Security is required.**

Drive in Doors:  
Loading Docks:  
Ceiling Height:  
# Restrooms: **1**  
Hndcp Accessibl: **No**

Expandable:  
Dividable:  
Elevator: **No**  
Sprinklers:  
Railroad siding:

Gross Annual Inc:  
Gross Annual Exp:  
Net Operating Inc:  
Special Financing:  
Assoc: Assoc Fee:

Lot Size: **16,540 Sq. Ft.**  
Acres: **0.38**  
Survey:  
Plat Plan:  
Lender Owned: **No**

Frontage:  
Depth:  
Subdivide:  
Parking Spaces: **30**  
Short Sale w/Lndr.App Req: **No**

Traffic Count:  
Lien & Encumb:  
Undrgrnd Tank:  
Easements:

**Features**

Construction: **Frame**  
Location: **Free Standing, Highway Access, Central Business District**  
Parking Features: **21+ Spaces, On Site**  
Roof Material: **Membrane, Shingle**  
Utilities: **Public Water, Public Sewer, Three Phase**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1960**  
Year Established Source: **Public Record**

**Tax Information**

Pin #: **M:0039 B:0007**  
Assessed: **\$438,700**  
Tax: **\$10,612** Tax Year: **2016**  
Book: **6014** Page: **325**  
Cert:  
Zoning Code: **BR**  
Zoning Desc: **Other (See Remarks)**  
Map: Block: Lot:



