



MLS # 73302897 - New
Commercial/Industrial - Commercial

92.5 High St
Danvers, MA 01923-3130
Essex County

List Price: **\$574,999**

Directions: **92.5 High Street is on Route 35, less than a quarter-mile from the junction of Route 128**

For immediate acquisition is this nicely located circa 1840 commercial building in downtown Danvers with off-street parking for six (6) vehicles, about 1,533 +/- square feet in rentable square feet situated on 4,369 +/- square feet of land. The building itself is fully-tenanted and in fantastic condition, two stories and expandable, featuring three (3) private offices on the second floor and two (2) private offices and common bathroom on the main level. The basement is exceptionally clean and consists of dry storage, forced air heating system, hot water heater and electric panel. This property has a myriad of potential uses from existing, as both owner-occupied or investment, to converting the property as a whole into apartments or live-work. Current location of Walsh Chiropractic who are relocating but remaining in Danvers. 92.5 High Street is on Route 35, less than a quarter-mile from the junction of Route 128, within the newly zoned High Street Mixed-Use Corridor District (HSMUC).

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$370,900	Space Available For: For Sale
Office:	5	1,533	Bldg: \$117,900	Lease Type:
Retail:	0	0	Total: \$488,800	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 2	Sublet: No
Total:	5	1,533	# Units:	21E on File: No
Disclosures: See website for complete zoning materials for the purposes of redevelopment				

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

Lot Size: 4,369 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.1	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 6	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Location: **Downtown, Free Standing, Highway Access, Public Transportation, Central Business District**

Parking Features: **1-10 Spaces, Paved Driveway, On Site**

Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Year Established: **1840**

Year Established Source: **Public Record**

Tax Information

Pin #: **M:052 L:106A P:**

Assessed: **\$488,800**

Tax: **\$9,092** Tax Year: **2024**

Book: **28906** Page: **431**

Cert:

Zoning Code: **HSMUC**

Zoning Desc: **Other (See Remarks)**

Map: Block: Lot:

Compensation

Sub-Agency: Buyer's Broker:

Facilitator:

Compensation Based On:

MLS # 73302897 - New
92.5 High St, Danvers, MA 01923-3130

Commercial - Commercial
List Price: \$574,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

MLS # 73302897 - New
92.5 High St, Danvers, MA 01923-3130

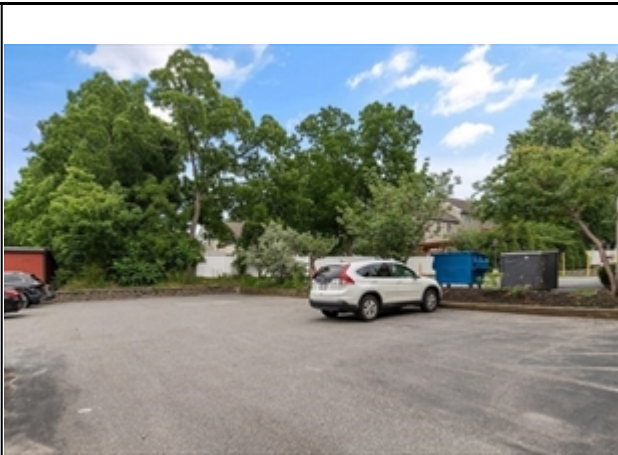
Commercial - Commercial
List Price: \$574,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

MLS # 73302897 - New
92.5 High St, Danvers, MA 01923-3130

Commercial - Commercial
List Price: \$574,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

www.DapiceAssociates.com
www.TheMegaGroup.net

5
75

**RECIPROCAL ACCESS EASEMENT, MAINTENANCE AND SIGN EASEMENT
AGREEMENT**

87

The reciprocal Easement, Maintenance, and Sign Easement Agreement (hereinafter the "Agreement") is made this 31st day of March, 2005 by and between 92 ½ High Street Realty, LLC, on its own behalf, as well as on behalf of its past, present and/or future officers, directors, members, partners, investors, agents, attorneys, employees, parent companies, affiliates, subsidiaries, beneficiaries, predecessors, successors and assigns (hereinafter "High Street Realty") and Putnam Properties, L.L.C. on its own behalf, as well as on behalf of its past, present and/or future officers, directors, members, partners, investors, agents, attorneys, employees, parent companies, affiliates, subsidiaries, beneficiaries, predecessors, successors and assigns (hereinafter "Putnam").

Recitals

WHEREAS, High Street Realty is the owner in fee simple of that improved parcel of property located at 92 ½ High Street in Danvers, Massachusetts, and being shown as Lot B on a plan entitled "Plan of Land located in Danvers, Massachusetts, prepared for Putnam Properties, L.L.C., Scale: 1"=10', Date: October 25, 2004, prepared by Meridian Associates, Inc." (the "Plan") to be recorded with the Essex South District Registry of Deeds herewith (hereinafter "Lot B"); and

WHEREAS, Putnam is the owner in fee simple of that improved parcel of property located at 92 High Street in Danvers, Massachusetts, and being shown as Lot A on the aforementioned plan (hereinafter "Lot A"); and

WHEREAS, means of ingress and egress to Lot A and Lot B are over that portion of Lot A and Lot B, which is shown as a variable width "Proposed Access and Utility Easement" as depicted on the aforementioned Plan (hereinafter referred to as the "Lot A Right of Way" and "Lot B Right of Way"); and

WHEREAS, the signage for Lot A and Lot B is located on Lot B (hereinafter the "Sign"); and

WHEREAS, High Street Realty wishes to give, grant, convey, and confer, and Putnam wishes to receive, for the benefit of Putnam and Lot A, certain rights in and to certain portions of the Lot B Right of Way and the Sign in exchange for certain obligations of Putnam; and

WHEREAS, Putnam wishes to give, grant, convey, and confer, and High Street Realty wishes to receive for the benefit of High Street Realty and Lot B, certain rights in and to certain portions of the Lot A Right of Way in exchange for certain obligations of High Street Realty.

(88)

Agreement

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree to the following grants, agreements, covenants and restrictions:

1. ACCESS EASEMENT.

- (a) Putnam hereby gives, grants, conveys, and confers the non-exclusive right to utilize for access purposes that portion of land known as the Lot A Right of Way, to High Street Realty, their tenants, invitees, licensees, patients, clients and/or guests.
- (b) High Street Realty hereby gives, grants, conveys, and confers the non-exclusive right to utilize for access purposes that portion of land known as the Lot B Right of Way to Putnam, their tenants, invitees, licensees, patients, clients and/or guests.

2. SIGN EASEMENT. High Street Realty hereby gives, grants, conveys, and confers to Putnam the right to utilize sixty percent (60%) of the Sign located on Lot B, and shown as the "Proposed Easement Area (144 s.f.)" on the aforementioned Plan (the "Sign Easement Area"). High Street Realty shall retain the right to use the remaining forty percent (40%) of said Sign. The costs of maintaining, repairing and replacing the Sign shall be shared between High Street Realty and Putnam as follows: Putnam shall be responsible for sixty percent (60%) of said cost and High Street Realty shall be responsible for forty percent (40%) of said cost. High Street Realty shall have the future right to relocate the present Sign and Sign Easement Area provided that the relocation of said Sign shall not be setback more than five (5) feet from the sidewalk that abuts the front portion of Lot B.

3. MAINTENANCE.

- (a) High Street Realty shall reasonably maintain and keep in good repair Lot B and the Lot B Right of Way and shall keep the same reasonably free and clear of snow, ice, debris, dumpsters, and other obstructions. High Street Realty shall not permit any obstruction to be erected or maintained in the Lot B Right of Way, which will unreasonably interfere with any rights granted under this Agreement.
- (b) Putnam shall reasonably maintain and keep in good repair Lot A and the Lot A Right of Way and shall keep the same reasonably free and clear of snow, ice, debris, dumpsters, and other obstructions. Putnam shall not permit any obstruction to be

erected or maintained in the Lot A Right of Way, which will unreasonably interfere with any rights granted under this Agreement. (8)

- (c) The cost of snow and ice plowing/removal from the Lot A Right of Way and the Lot B Right of Way shall be shared by Putnam and High Street Realty as follows: Putnam shall be responsible for sixty percent (60%) of said cost and High Street Realty shall be responsible for forty percent (40%) of said cost.
 - (d) If Putnam disrupts, for any reason, the condition of the Lot A Right of Way and/or the Lot B Right of Way, Putnam must restore the Lot A Right of Way and/or the Lot B Right of Way, to its original condition within reasonable time and at its own cost.
 - (e) If High Street Realty disrupts, for any reason, the condition of the Lot A Right of Way and/or the Lot B Right of Way, High Street Realty must restore the Lot A Right of Way and/or the Lot B Right of Way, to its original condition within a reasonable time and at its own cost.
- 4. TERM. This Agreement shall continue indefinitely.
 - 5. COVENANTS RUNNING WITH THE LAND. This Agreement, the restrictions hereby imposed, and the agreements herein contained shall be easements, restrictions, and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, successors, assigns, representatives, executors, and/or administrators, including, but not limited to, all subsequent owners of Lot A and Lot B, and all persons claiming by, through, and/or under them.
 - 6. ENTIRE AGREEMENT. This Agreement supersedes all agreements previously made between the parties relating to its subject matter. There are no other understandings or agreements between them.
 - 7. NOTICES. All notices under this Agreement shall be in writing and delivered personally or mailed by certified mail, postage prepaid, addressed to Putnam and High Street Realty at their addresses as hereinafter set forth.
 - 8. NON-WAIVER. No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.
 - 9. GOVERNING LAW. This Agreement shall be construed in accordance with and governed by the laws of the Commonwealth of Massachusetts.

92 1/2 High Street Realty, LLC


By: Richard R. Collin, Jr., Manager


By: John A. Donlon, Manager

90
PUTNAM PROPERTIES, LLC


By: Michael J. Juliano, Member


By: Richard E. Waitt, Jr., Member

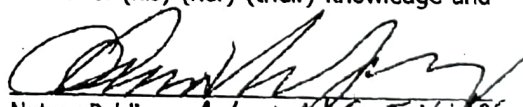

By: Donald E. Bowen, Jr., Member

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

March 31, 2005

Before me, the undersigned Notary Public, personally appeared **MICHAEL J. JULIANO, RICHARD E. WAITT, JR. and DONALD E. BOWEN, JR.**, for Putnam Properties as its members, as aforesaid and proved to me through satisfactory evidence of identification, which was ☐photographic identification with signature issued by a federal or state government agency, ☐oath or affirmation of a credible witness, ☐personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of (his) (her) (their) knowledge and belief.


Notary Public: **ATHAN N. VONTALIDES**
My Commission Expires: 6-3-05

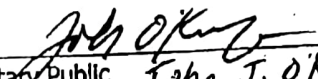
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

March 31, 2005

Before me, the undersigned Notary Public, personally appeared **RICHARD R. COLLIN, JR. and JOHN A. DONLON**, for 92 1/2 High Street Realty, LLC, as its managers, as aforesaid and proved to me through satisfactory evidence of identification, which was ☐photographic identification with signature issued by a federal or state government agency, ☐oath or affirmation of a credible witness, ☐personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached

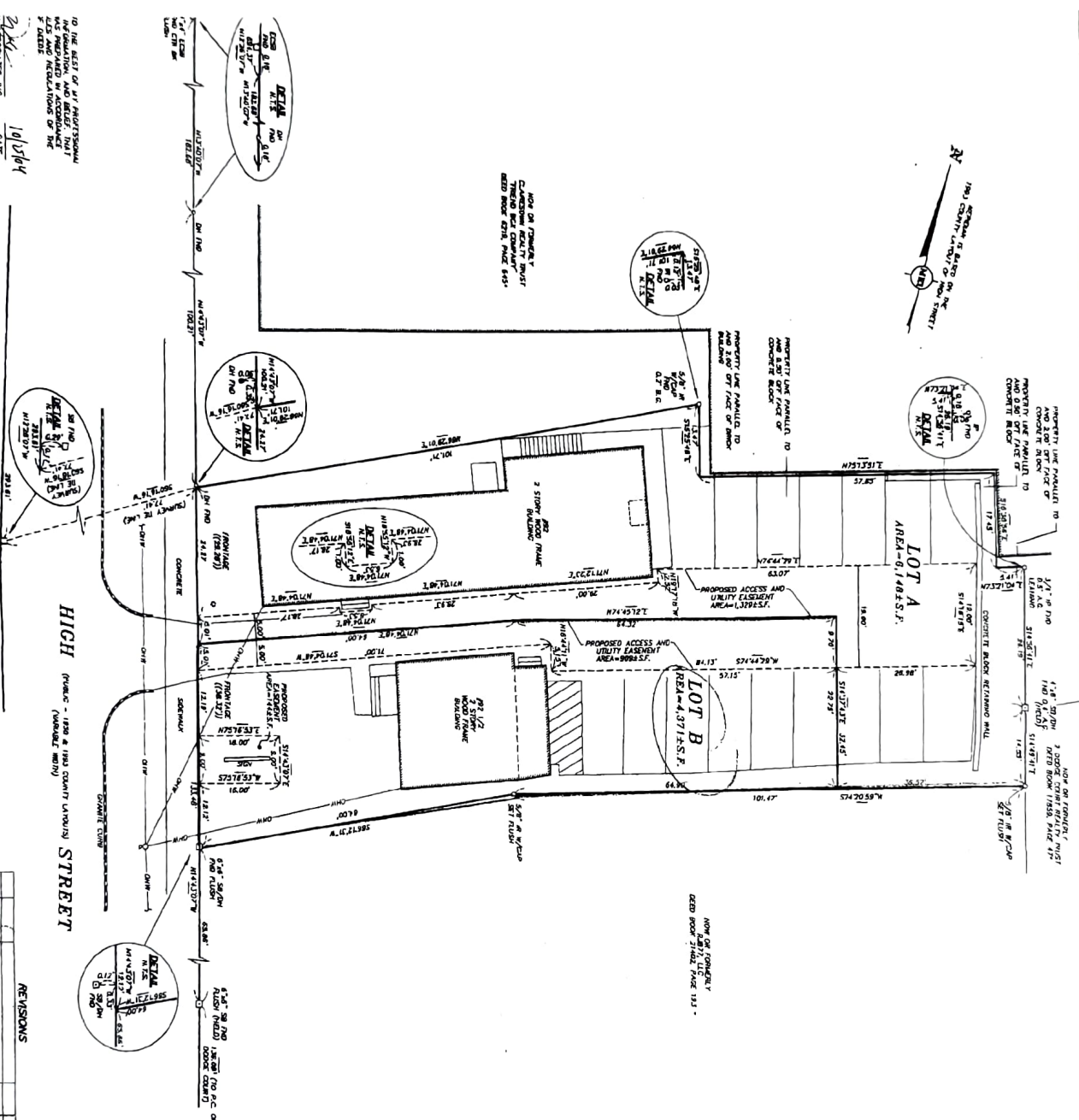
document(s), and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of (his) (her) (their) knowledge and belief. (91)


Notary Public John J. O'Keefe
My Commission Expires: 2/03/06



JOHN J. O'KEEFE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2006

40
386



NOTES

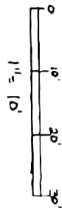
1. THE STATE MAPS OF 2015 SHALL BE TO CORRECT LOT A (AREA = 6.148±S.F.) AND LOT B (AREA = 4.371±S.F.) AND THE PROPOSED EASEMENTS.
2. THE LOCAL PROPERTY IS LOCATED IN TOWN ADJACENT 1.
3. THE LOCAL PROPERTY IS LOCATED AS LOT 108 OF 109 OF DANVERS ASSOCIATES' MAP 32.
4. THE LOCAL PROPERTY IS LOCATED AS LOT 108 OF 109 OF DANVERS ASSOCIATES' MAP 32.
5. THE LOCAL PROPERTY IS LOCATED AS LOT 108 OF 109 OF DANVERS ASSOCIATES' MAP 32.
6. THE LOCAL PROPERTY IS LOCATED AS LOT 108 OF 109 OF DANVERS ASSOCIATES' MAP 32.
7. THE LOCAL PROPERTY IS LOCATED AS LOT 108 OF 109 OF DANVERS ASSOCIATES' MAP 32.
8. THE LOCAL PROPERTY IS LOCATED AS LOT 108 OF 109 OF DANVERS ASSOCIATES' MAP 32.
9. THE LOCAL PROPERTY IS LOCATED AS LOT 108 OF 109 OF DANVERS ASSOCIATES' MAP 32.
10. THE LOCAL PROPERTY IS LOCATED AS LOT 108 OF 109 OF DANVERS ASSOCIATES' MAP 32.

RECORD DIMENSIONS

RECORD DIMENSIONS
DANVERS ASSOCIATES, LLC
DANVERS, MASSACHUSETTS 01923
DEED BOOK 17712 PAGE 214

REFERENCES

REFERENCES
- DEED BOOK 17712 PAGE 214
- PLAN 308, PLAN 44
- DANVERS ASSOCIATES' MAP 32
- DANVERS ASSOCIATES' MAP 32



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/10/14	PREPARED FOR PUTNAM PROPERTIES, L.L.C.		
2	10/10/14	DATE		
3	10/10/14	DATE		
4	10/10/14	DATE		
5	10/10/14	DATE		
6	10/10/14	DATE		
7	10/10/14	DATE		
8	10/10/14	DATE		
9	10/10/14	DATE		
10	10/10/14	DATE		



PLAN OF LAND
LOCATED IN
DANVERS, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
PUTNAM PROPERTIES, L.L.C.
DATE: OCTOBER 26, 2004

SCALE: 1" = 10'

MERIDIAN
ASSOCIATES, INC.
DANVERS, MASSACHUSETTS 01923
TEL: 978.750.1111
FAX: 978.750.1112
WWW.MERIDIANASSOCIATES.COM

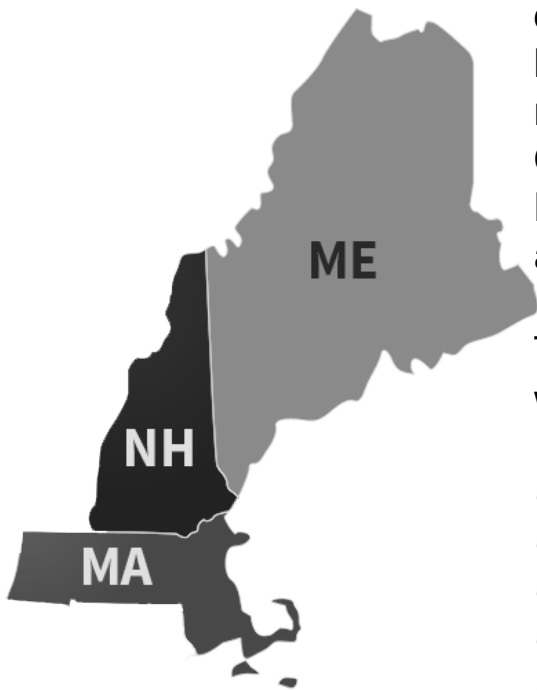
SHEET No. 1 OF 1 PROJECT No. 3086



The Mega Group

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

OGUNQUIT, ME
(207) 360-0081