

MIXED USE PROPERTY FOR SALE

MIXED USE PROPERTY - EXCELLENT LOCATION

78 High Street, Danvers, MA 01923



OFFERING SUMMARY

SALE PRICE:	\$490,000
AVAILABLE SF:	2,656 sf
LOT SIZE:	0.73 Acres
BUILDING SIZE:	2,656 SF
RENOVATED:	2015
ZONING:	I-1
MARKET:	North Shore
SUBMARKET:	Salem Danvers

PROPERTY OVERVIEW

Faulkner Commercial Group is pleased to offer 78 High Street in Danvers For Sale, a 2,656sf Mixed-Use property. The first floor has historically been comprised of business offices. The second floor is a one-bedroom, one bath, five-room apartment. Significant updates and capital improvements have been completed in the last few years. Historically used as a successful veterinary clinic, this property can accommodate most any professional office use.

The subject property is very well located, with many retail, automotive, services and other commercial neighbors, including Salem Five Bank, Moore GMC Truck, Walgreens and more.

Total rents are below market at \$3,800 per month, \$1,000/ mo for the apartment, \$2,800/ mo for the first-floor business. Please do not inquire within, as there is an active, operating business. All information was obtained from seller or public records. Prospective buyers should complete all due diligence necessary to confirm all information and suitability for the buyer's intended purpose. No business assets or FF&E are included in this sale.

PROPERTY HIGHLIGHTS

- Well Located Mixed-Use Property
- Recent Capital Improvements
- Updated Systems

KW COMMERCIAL
138 River Road,
Suite 107
Andover, MA 01810

LAUREN DEFRADESCO
Commercial Advisor
0: 800.281.1316
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://faulknercommercial.com>

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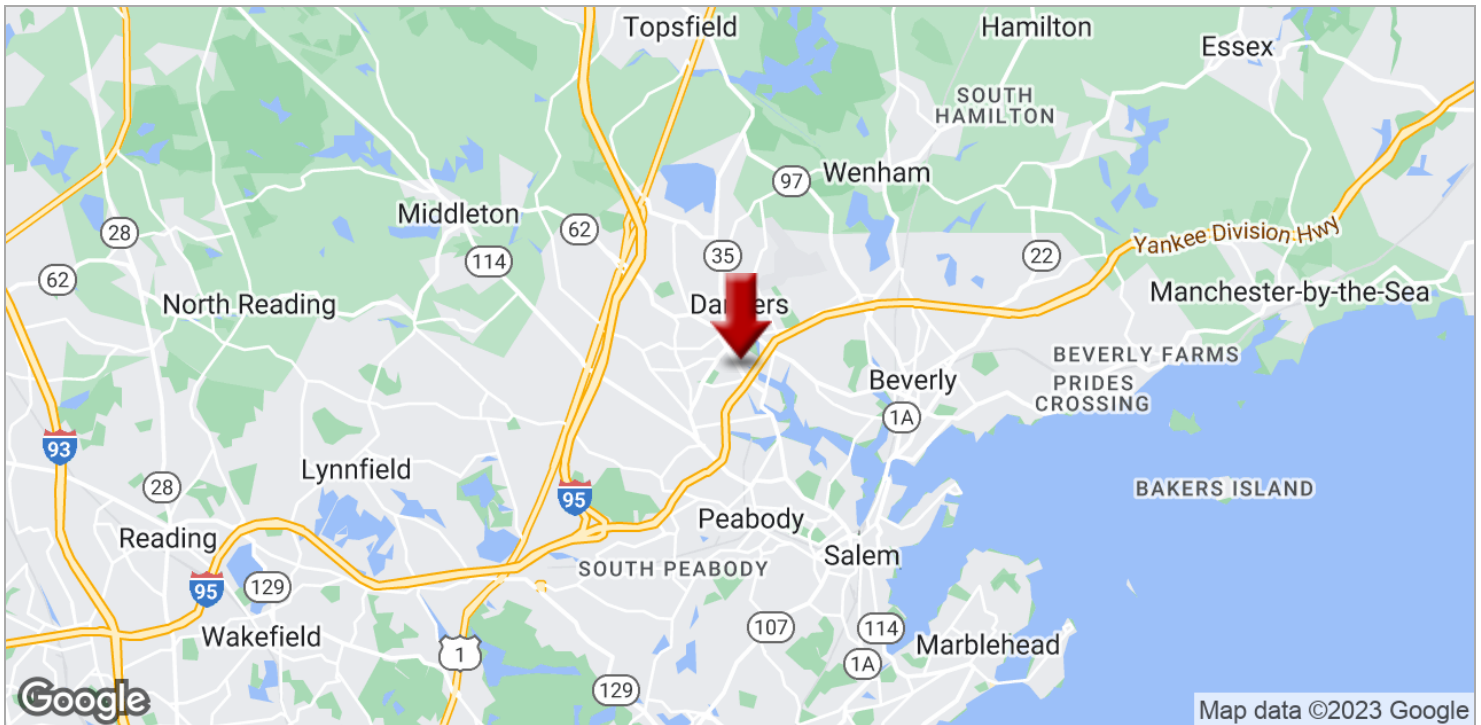
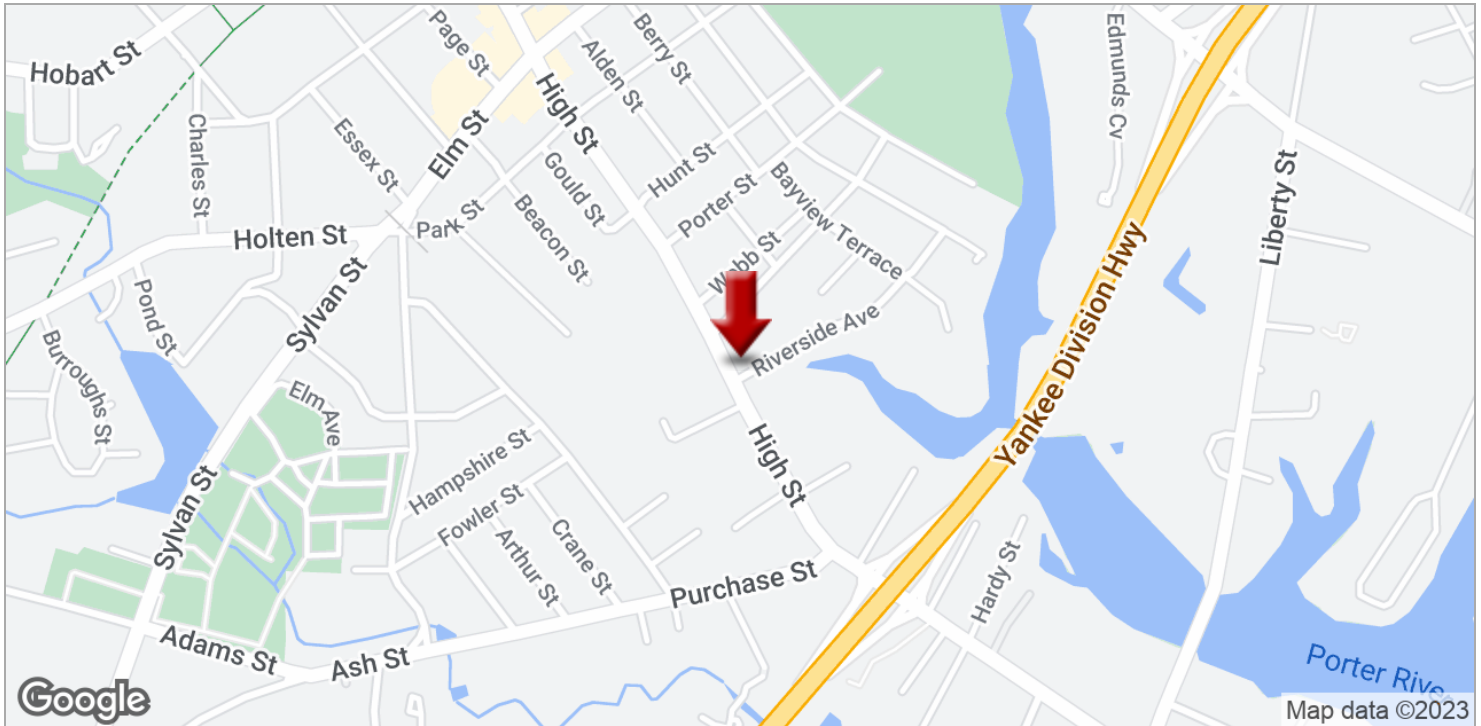
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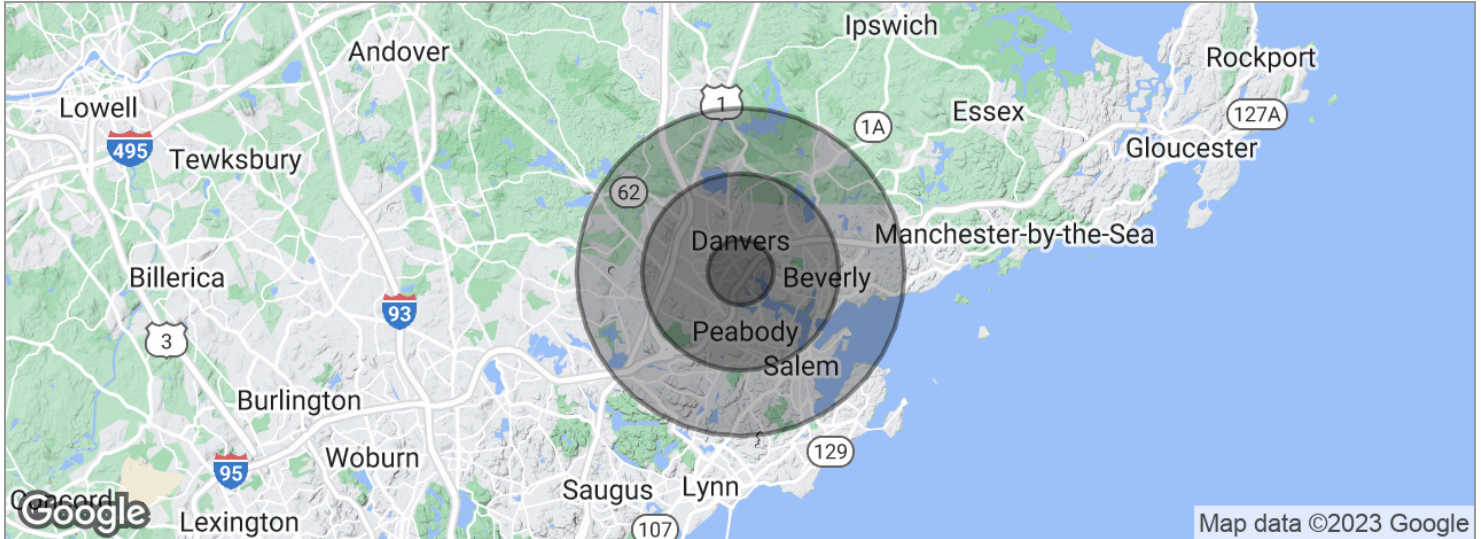
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,147	75,813	187,417
Median age	42.9	42.6	40.5
Median age (male)	41.8	40.9	38.9
Median age (Female)	43.7	44.3	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,977	31,287	76,521
# of persons per HH	2.3	2.4	2.4
Average HH income	\$84,058	\$81,134	\$80,968
Average house value	\$362,548	\$395,181	\$402,438

* Demographic data derived from 2020 ACS - US Census

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Unofficial Property Record Card - Danvers, MA

General Property Data

Parcel ID **051 321**
Prior Parcel ID **3-5-1 --**
Property Owner **TURNER MAUREEN E. TRUSTEE**
TURNER ANTHONY J., IV TRUSTEE
Mailing Address **78 HIGH ST**

City **DANVERS**
Mailing State **MA** Zip **01923**
ParcelZoning **I1**

Account Number **0**

Property Location **78 HIGH ST**
Property Use **Com/Res**
Most Recent Sale Date **8/25/2006**
Legal Reference **26018-216**
Grantor **ROSS DAVID A,**
Sale Price **400,000**
Land Area **0.073 acres**

Current Property Assessment

Land Value **192,000**

Building Value **165,700**

Total Value **357,700**

Building Description

Building Style **MIXED OLD**
of Living Units **1**
Year Built **1870**
Building Grade **AVERAGE**
Building Condition **Avg-Good**
Finished Area (SF) **2656**
Number Rooms **6**
of 3/4 Baths **0**

Foundation Type **BRK/STN**
Frame Type **WOOD**
Roof Structure **GABLE**
Roof Cover **ASPHALT**
Siding **ASBESTOS**
Interior Walls **PLASTER**
of Bedrooms **2**
of 1/2 Baths **1**

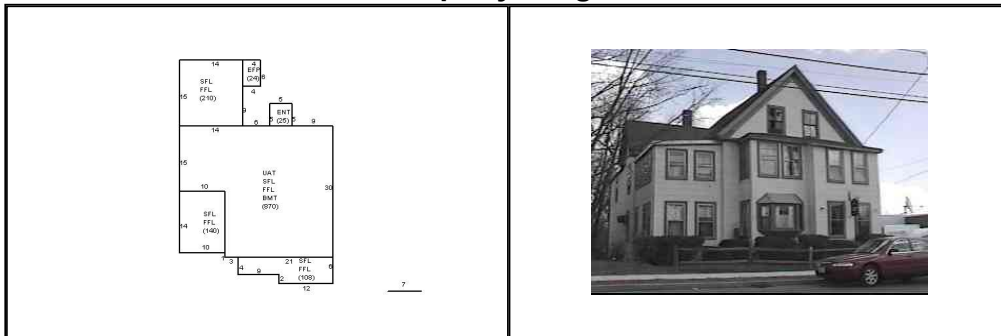
Flooring Type **LINO/VINYL**
Basement Floor **CONCRETE**
Heating Type **FORCED H/A**
Heating Fuel **OIL**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **1**
of Other Fixtures **3**

Legal Description

Narrative Description of Property

This property contains 0.073 acres of land mainly classified as Com/Res with a(n) MIXED OLD style building, built about 1870 , having ASBESTOS exterior and ASPHALT roof cover, with 1 unit(s), 6 room(s), 2 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

QUITCLAIM DEED

2006082500206 Bk:26018 Pg:216
08/25/2006 11:42:00 DEED Pg 1/2

We, David A. Ross and Justine M. Ross, of Danvers, Essex County, Massachusetts, in consideration of FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00),

GRANT to Maureen E. Turner and Anthony J. Turner, IV, Trustees of the T.K. Realty Trust u/d/t dated August 18, 2006, to be recorded herewith

with **QUITCLAIM COVENANTS**,
the land, with the buildings thereon, situated on High Street in Danvers, Essex County, Massachusetts, bounded and described as follows:

SOUTHWESTERLY by High Street, forty (40) feet;
SOUTHERLY and by land now or late of Harry Hunt, eighty (80) feet;
SOUTHEASTERLY
EASTERLY and by land now or late of Thomas F. Coughlan, forty (40) feet; and
NORTHEASTERLY
NORTHERLY and by land of said Coughlan, eighty (80) feet.
NORTHWESTERLY

Containing 3,200 square feet of land, more or less.

Being the same premises conveyed to grantors by deed of Harry H. Lister, Jr., Trustee of the 78 High Street Realty Trust, dated November 22, 1974, and recorded with Essex South District Registry of Deeds, at Book 6113, Page 300.

WITNESS our hands and seals this 25 day of August, 2006.

SALEM
DEEDS REG 10
ESSEX SOUTH

CANCELLED
08/25/06 11:49AM 01
000000 #6802

FEE \$1824.00

CASH \$1824.00

ROSS.082406.jjm

David A. Ross
David A. Ross

Justine M. Ross
Justine M. Ross

78 High St Danvers


3
25

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 21 day of AUGUST, 2006, before me, the undersigned notary public, personally appeared David A. Ross proved to me through satisfactory evidence of identification, who is personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

James J. Meehan
Notary Public
My Commission Expires:
Nov. 15, 2007




Notary Public
My commission expires: 11/15/2007

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 21 day of AUGUST, 2006, before me, the undersigned notary public, personally appeared Justine M. Ross proved to me through satisfactory evidence of identification, who is personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

James J. Meehan
Notary Public
My Commission Expires:
Nov. 15, 2007



Notary Public
My commission expires: 11/15/2007

04/24/2019 14:41
abrown

TOWN OF DANVERS
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 051-0321-0000

LOCATION: 78 HIGH ST

CURRENT OWNER:
TURNER MAUREEN E. TRUSTEE
TURNER ANTHONY J., IV TRUSTEE
78 HIGH ST
DANVERS MA 01923

CURRENT STATUS:
SQ FT: 0
LAND VALUATION: 192,000
BUILDING VALUATION: 165,700
EXEMPTIONS: 0
TAXABLE VALUATION : 357,700

LEGAL DESCRIPTION:

DEED DATE: 08/25/2006 BOOK/PAGE: 26018-216

INTEREST DATE: 04/24/2019

YEAR	TYPE	BILL INST CHARGE	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2019	RE-R	9106				
	1	RESIDENTIA	570.75	.00	.00	PAID
		COMMERCIAL	927.91	.00	.00	PAID
			1,498.66	.00	.00	.00
	2	RESIDENTIA	570.74	.00	.00	PAID
		COMMERCIAL	927.91	.00	.00	PAID
			1,498.65	.00	.00	.00
	3	RESIDENTIA	593.07	.00	.00	PAID
		COMMERCIAL	1,004.91	.00	.00	PAID
			1,597.98	.00	.00	.00
	4	RESIDENTIA	593.07	.00	.00	PAID
		COMMERCIAL	1,004.90	.00	.00	PAID
			1,597.97	.00	.00	.00
			6,193.26	.00	.00	.00

FLOORPLAN

Borrower: Maureen & Anthony Turner

File No.: m0106096

Property Address: 78 High Street

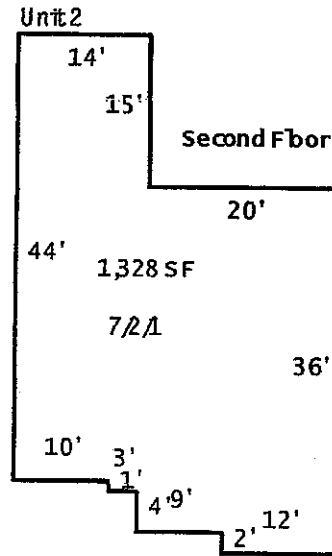
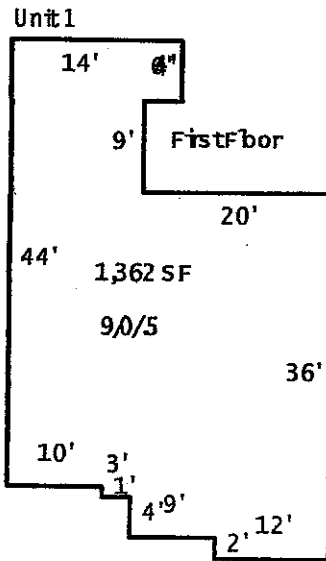
Case No.:

City: Danvers

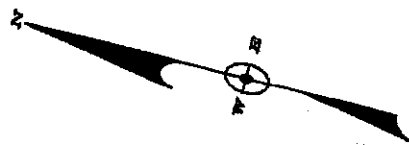
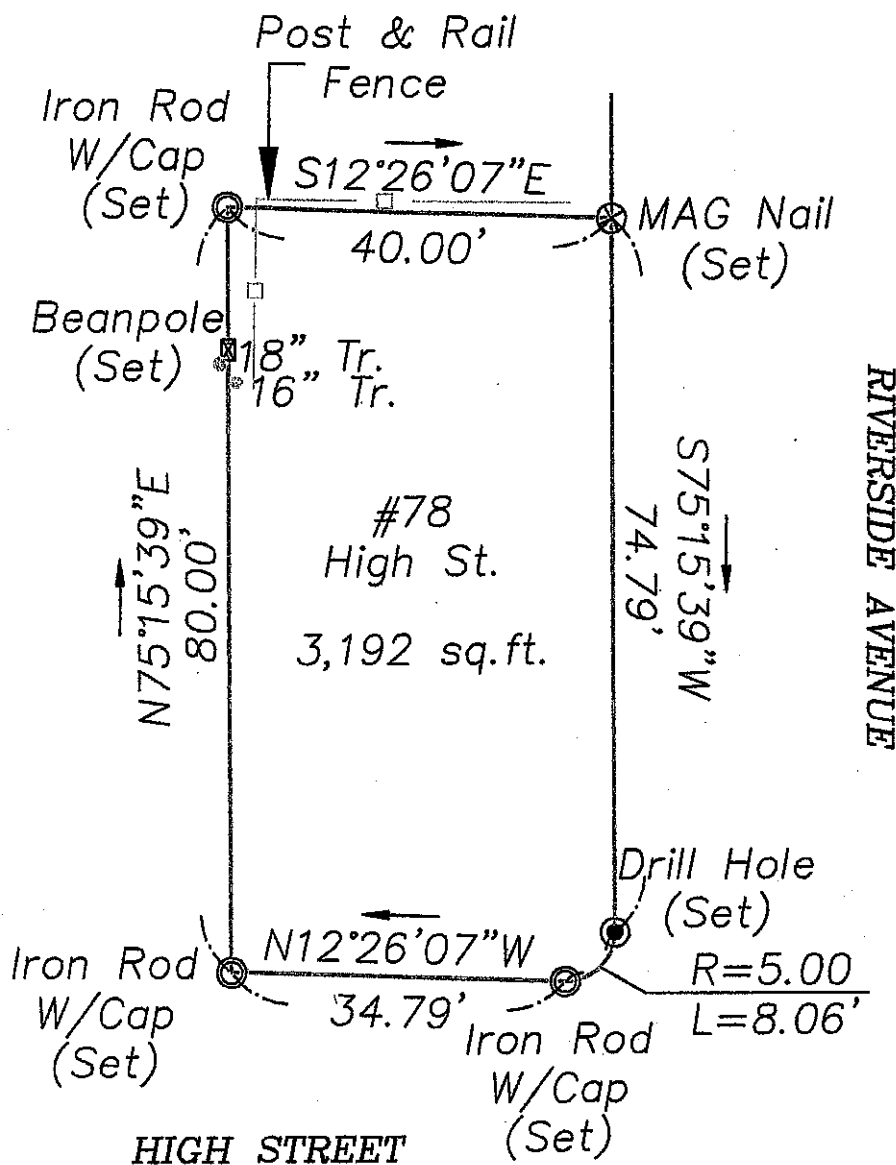
State: MA

Zip: 01923

Lender: Beverly Co-Operative Bank



SKETCH CALCULATIONS		Perimeter	Area
	A1 : 18.0 x 6.0 =		108.0
	A2 : 14.0 x 9.0 =		126.0
	A3 : 34.0 x 29.0 =		986.0
	A4 : 24.0 x 1.0 =		24.0
	A5 : 21.0 x 4.0 =		84.0
	A6 : 12.0 x 2.0 =		24.0
	First Floor		1352.0
	A7 : 14.0 x 15.0 =		210.0
	A8 : 34.0 x 29.0 =		986.0
	A9 : 24.0 x 1.0 =		24.0
	A10 : 21.0 x 4.0 =		84.0
	A11 : 12.0 x 2.0 =		24.0
	Second Floor		1328.0
Total Living Area			2680.0



RESULT OF LOT STAKEOUT
78 HIGH STREET
DANVERS, MA

PREPARED BY
LEBLANC SURVEY ASSOCIATES, INC.
161 HOLTEN STREET
DANVERS, MA 01923
(978) 774-6012

MARCH 13, 2018 SCALE: 1"=20'

HOR. SCALE IN FEET





Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: ☒ Seller's agent ☐ Buyer's agent ☐ Facilitator

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one: ☐ Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the ☐ Seller ☐ Buyer

☒ Designated Agency

Only the licensee named herein represents the ☒ Seller ☐ Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Signature of Real Estate Licensee	Janet Faulkner	9516868	<input type="checkbox"/> Broker	<input checked="" type="checkbox"/> Salesperson	_____
Keller Williams Realty Success	Printed Name of Real Estate Licensee	License #			Today's Date
Name of Real Estate Brokerage Firm	7874				
	Brokerage Firm Real Estate License #				
Signature of Consumer	Printed Name of Consumer	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller		_____
		<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller		Today's Date
Signature of Consumer	Printed Name of Consumer				_____
					Today's Date

☐ Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017

MASSFORMSTM
Statewide Standard Real Estate Forms

MAR
MASSACHUSETTS ASSOCIATION OF REALTORS[®]

KW Commercial - Andover, 138 River Rd., Ste. 107 Andover, MA 01810
Janet Faulkner

Phone: 9782695445 Fax: _____
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

EQUAL HOUSING
OPPORTUNITY
Form 705
Template

TYPES OF AGENCY REPRESENTATION

SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

(NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at www.mass.gov/dpl/re.

DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at www.mass.gov/dpl/re.

Last Revised: January 24, 2017

