

18,090 SF Multi-Tenant Building For Sale

32 Walnut Street, Peabody, MA



PROPERTY DESCRIPTION

Located just 2 short blocks from the revitalized downtown district of Peabody, this unique multi-use building is the perfect investment opportunity; with a current Cap rate of 7%, with the ability to increase, or for an owner-user business. Offering 18,090 Sq. Ft. of total building GLA and lot size of 9,444 Sq. Ft. and is currently 100% leased. Anchored by first floor - retail convenience store and tax services office and includes; Industrial units and has 2nd and 3rd floor office spaces. With 12 ft. ceilings, elevator, 3 overhead doors, natural gas heat, ample onsite parking, and convenient access to Routes 95, 128 and 114, and 22.9K ADT, this property offers a tremendous opportunity.

Downtown Peabody has so much to offer its residents and visitors alike; retail, restaurants and pub's, café's, large event venue, the Peabody Institute Library and off street parking lot, and with the addition of the proposed residential housing units.

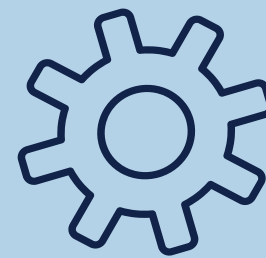
HIGHLIGHTS



Building Size: 18,090 SF Multi-Tenant
Lot Size: 9,444 SF



GBD Zoned



**Elevator,
3 Overhead Doors**



**7% Cap Rate
(Potential Upside)**

DEMOGRAPHICS

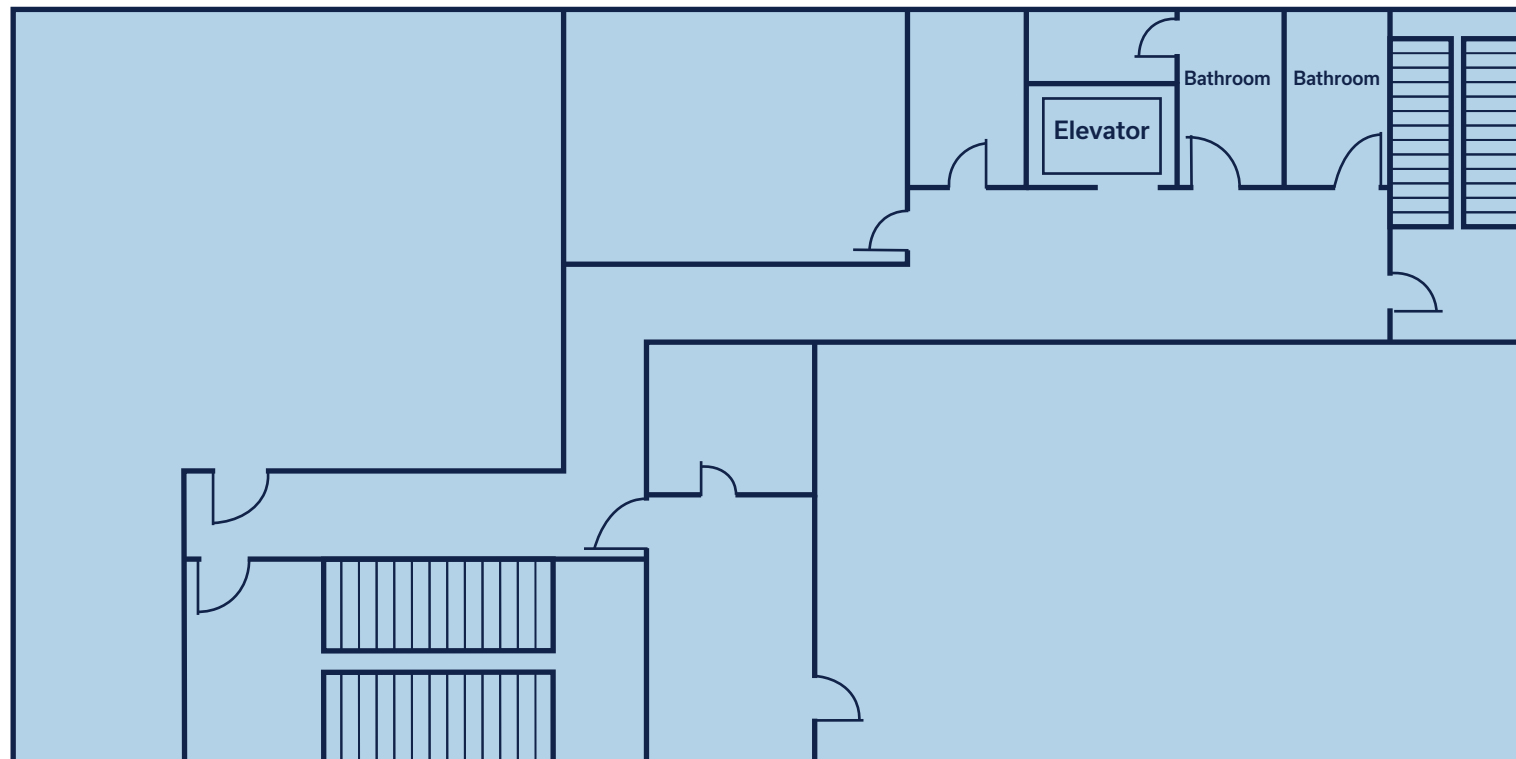
	1 Mile	3 Mile	5 Mile
Population:	21,614	112,906	277,885
Average Households:	9,235	48,496	111,325
Traffic Count:	22,900		



FLOOR PLAN

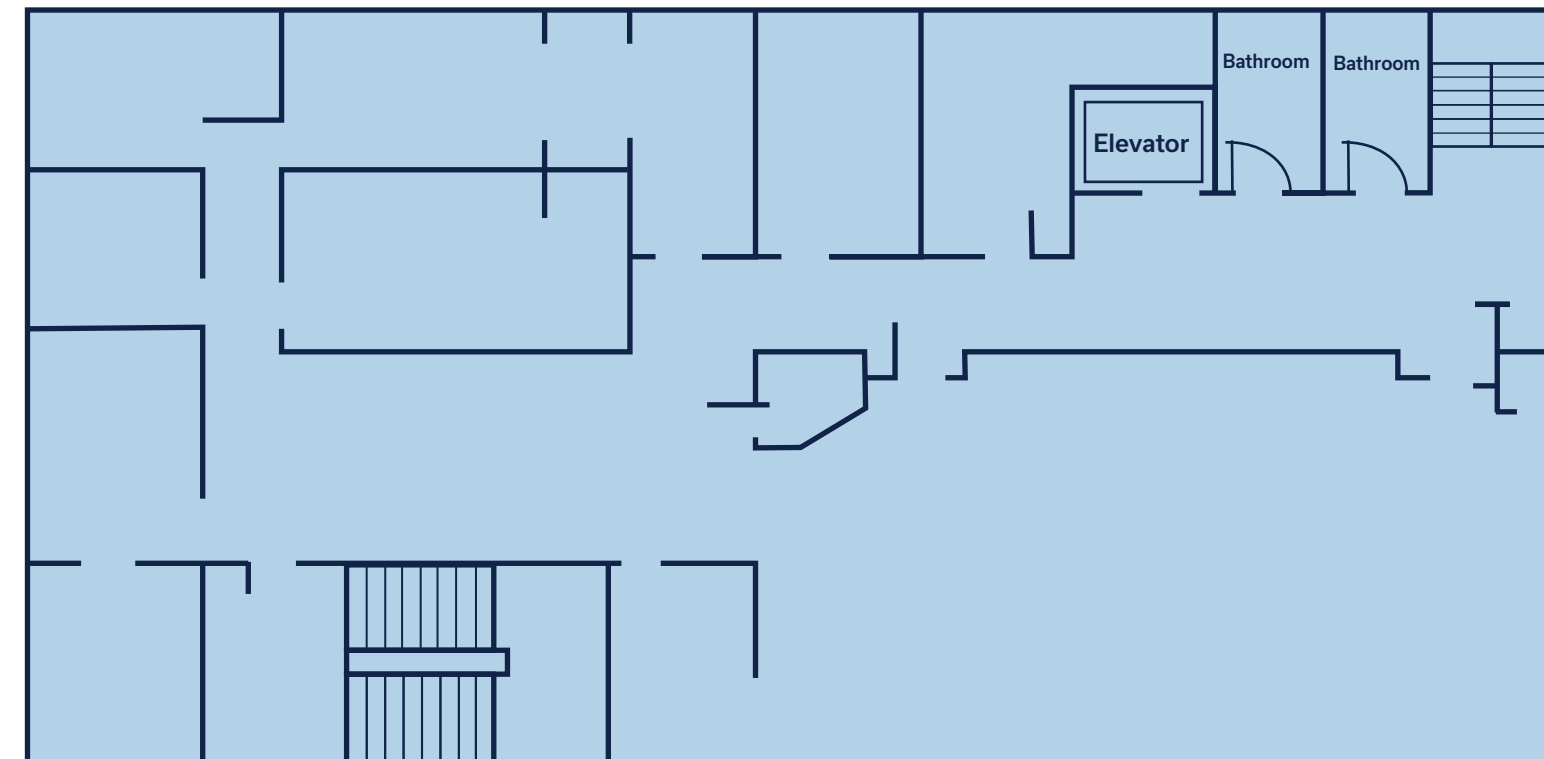
First Floor

Not to scale



Second Floor

Not to scale



SITE PLAN

AERIAL VIEW



Not to scale

