



## **Downtown Mixed-Use Building**

**FOR SALE or LEASE**

**40 State Street – Newburyport, Massachusetts 01950**

**PREPARED FOR:**

**PREPARED BY:**

**Coldwell Banker Commercial, NRT**

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61 State Street, Newburyport, MA 01950

Mixed-Use Building

**Downtown Mixed-Use Building with Available Retail Unit**

40 State Street  
Newburyport, MA 01950

**PROPERTY DETAILS**

Prime Downtown Newburyport location right in the center of the restaurant and shopping area. Very high foot traffic. The attached building consists of three units, 2 residential units and 1 retail unit. The retail unit will be empty on July 1 and available for your business. 2nd floor residential unit has 2 bedroom's and is leased till next May for \$1350 per month. The 3rd floor residential unit is loft style with one bedroom, hard wood floors, and upgraded kitchen. Leased through November for \$1750 per month.

**PROPERTY SPECIFICATIONS**

<b>Property Type:</b>	Mixed-Use: Retail and Residential
<b>Class:</b>	B
<b>Total Building Area:</b>	2,658 SF
<b>Land:</b>	804 SF
<b>Number of Stories:</b>	Four
<b>Year Built/ Renovated:</b>	1800
<b>Average Floor Area:</b>	886 SF



**PRICE**

**Building Sale Price:** \$1,100,000.00

**Units Available for Lease**

Unit	SF	\$ / Month	Available
1	745	\$3,200.00	July 1 <sup>st</sup> , 2016

**ADDITIONAL INFORMATION**

1. Located in central business district surrounded by residential properties of a small shoreline city.
2. 2 Residential Units for a total 1,914 SF and 1 Retail Unit at 745 SF.
3. 18,000 AADT Traffic Count
4. NOI is \$59,800.00 +/-
5. 3 Total Restrooms
6. Public Water and Sewer
7. 17' of Road Frontage
8. 440 Volt Electric
9. Sidewalk in front
10. Hardwood floors
11. The owners have plans to re-do the facade of the building and will be in keeping with the traditional style seen on some of the other downtown buildings. Put your offer in now and plan your own design.
12. Residential units are metered together for gas and electricity.
13. Retail unit separately metered for gas and electric
14. Downtown Newburyport retail space formerly Gram's Ice Cream Shop. All equipment shown in photos is not included in the lease. Store front will be updated July. Tenant expenses will be utilities, taxes, and insurance. 1 Restroom in unit.

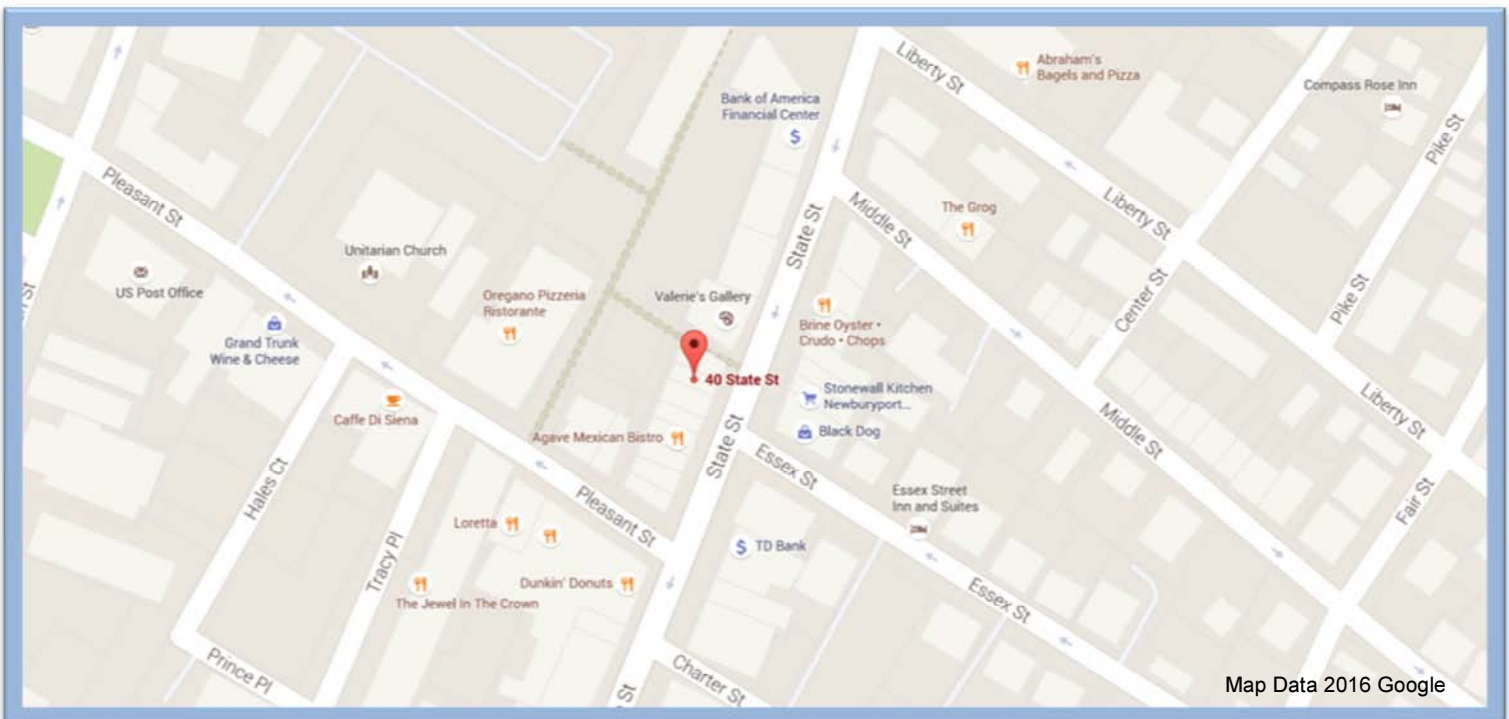
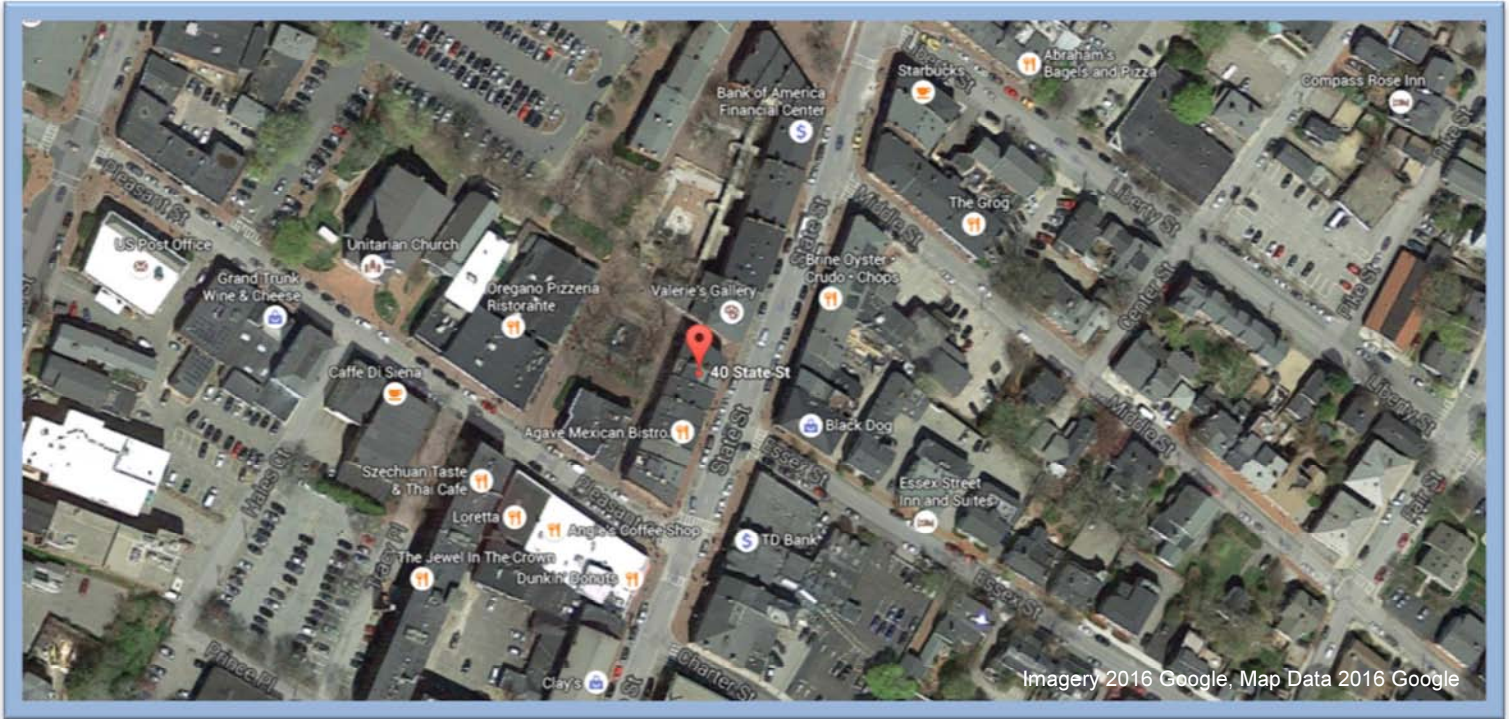
**LOCATION INFORMATION**

<b>Cross Street:</b>	Essex Street
<b>Located:</b>	Northwest
<b>Business Park:</b>	NA
<b>Submarket:</b>	Northern Merrimack River Valley
<b>County:</b>	Essex

**PROPERTY PHOTOS**

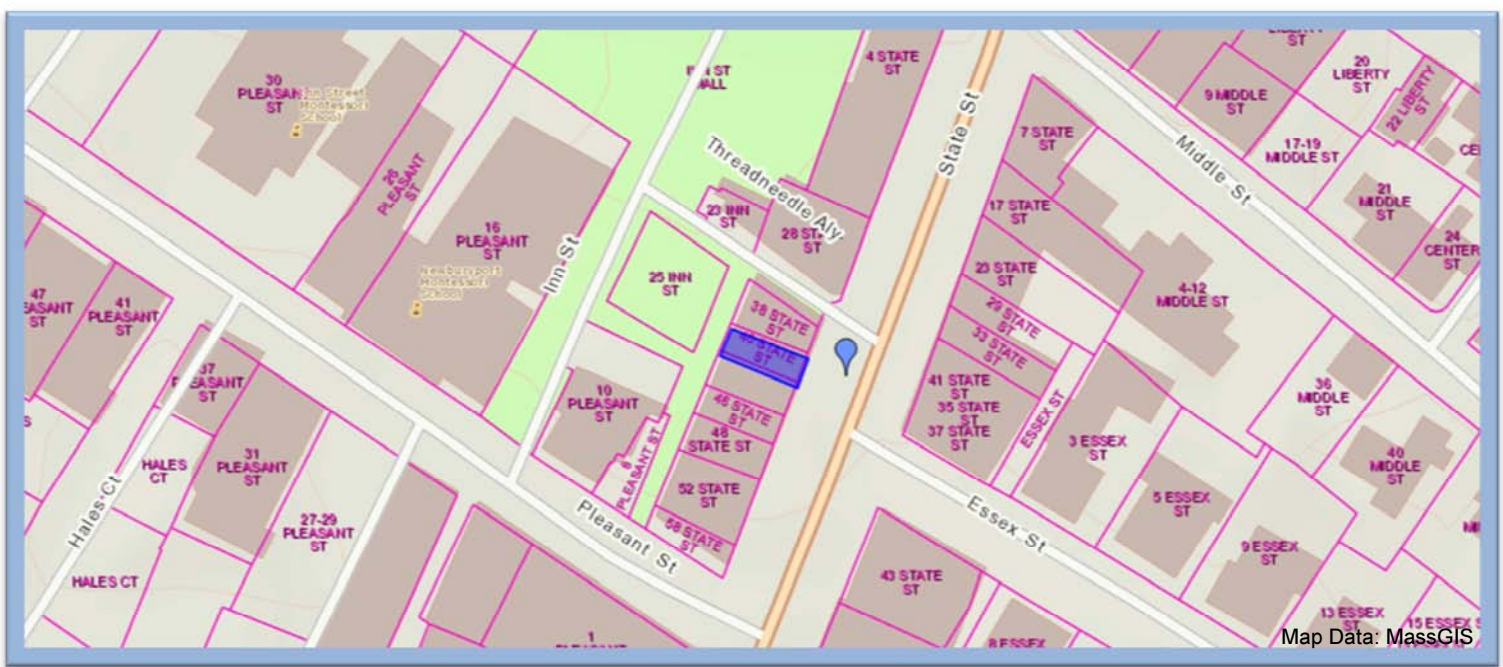


MAPS & AERIALS





**TAX MAP**





NRT

**CONTACT INFORMATION**

**For more information, please contact:**

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