

# Property For Sale

35 Brimbal Avenue, Beverly, MA 01915

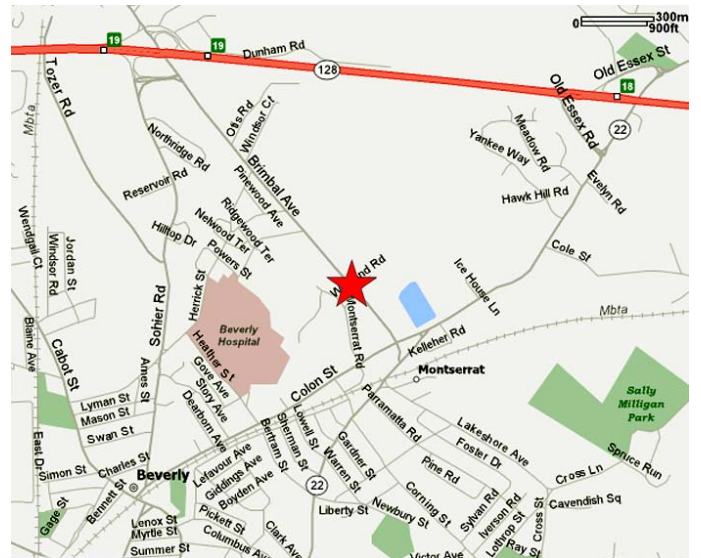


## FOR SALE:

**4,335 SF Building on 23,990 SF Land**

**This site is located in front of an elementary school entrance in a primarily residential neighborhood. Access is from Route 128 off of Brimbal Avenue exit.**

**This facility could be sold “as is” as a large single family home or multi-unit housing. Daycare or private school opportunities will be looked at on an individual basis, so that they are non-competitive to KinderCare Learning Center in nature.**



**National  
Commercial  
Brokers, Inc.**

**Retail and Commercial Real Estate Services**

75 Second Avenue, Suite 315  
Needham, MA 02494

Phone: 781-453-0360 Fax: 781-453-0390

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## Available Space Profile

<b>Total Project Size</b>	
Bldg.	4,335 SF
Land	23,990 SF
<b>Parking</b>	12 spaces
<b>Year built</b>	1950
<b>Availability</b>	Immediate
<b>Zoning</b>	R-15

## Trade Area

Radius	Population	Med. HH Inc.
1 mile	9,080	\$61,114
3 mile	58,029	\$63,194
5 mile	140,663	\$59,871

### For more information:

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