40 BOSTON STREET

Salem, MA

FOR SALE



DAVE KILLEN
Commercial Real Estate Broker
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FREESTANDING OFFICE | RETAIL

40 Boston Street stands as an excellent acquisition opportunity for an owner occupant, landlord, or investor. Currently in use as a media and print shop, the space was originally built out as an attorney's office, and the mahogany trim and interior doors remain. The versatile layout offers 4 private offices, reception area, a half bath and a full bath with quality finishes, and a full basement for additional space and storage. Interior rooms benefit from abundant natural light brought in through large windows and multiple interior transoms. This single story, freestanding building has a high visibility location near the lighted intersection of Boston St and Bridge St, with attractive signage possibilities.

Offering Summary

Sale Price	Number of Units	Lot Size	Building Size
$479,000	1	0.058± Acres	2,000 SF + Basement

PROPERTY HIGHLIGHTS



- 4 private offices
- Reception area
- Abundant natural light
- Interior transom windows
- Mahogany interior trim
- Full basement
- High visibility signage
- 23,105 VPD traffic count

Demographics	1 Mile	3 Miles
Total Population	27,845	122,012
Households	12,179	50,827
Median Age	39.10	41.30
Median HH Income	$69,334	$82,475

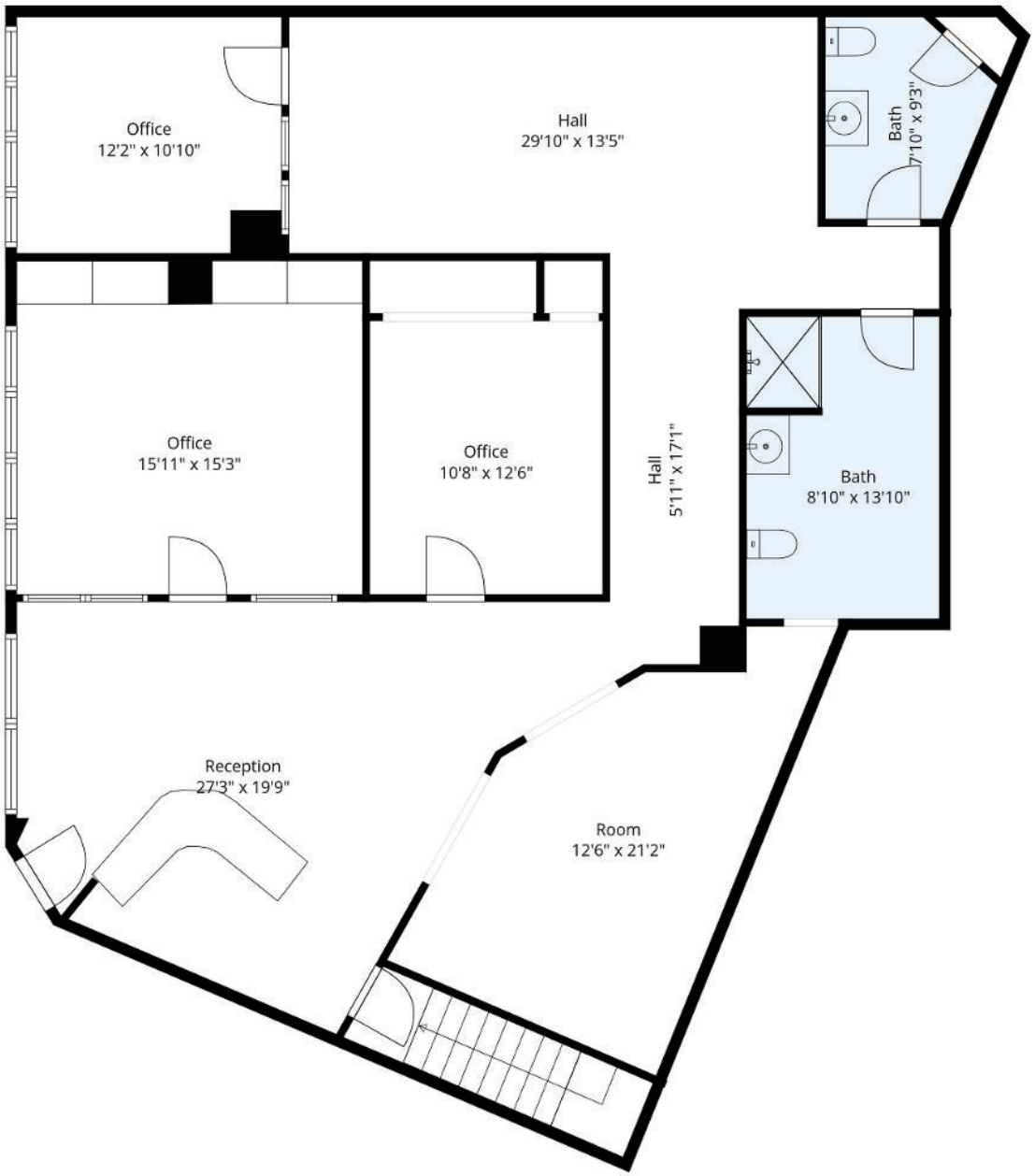





EXIT







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PROFESSIONAL BACKGROUND

Dave Killen is a broker with over 25 years of experience in real estate sales, leasing, and development, construction management, and business negotiations in national and international markets. Dave enjoys operating in a team environment, and combines a disciplined approach with creative strategic thinking wherever necessary to get the best results possible for his clients.

Working his way through the Historic Districts of Nantucket, MA and Charleston, SC, to Belize, CA, Sonoma, CA, and to Boston, MA, Dave's closed deals range from 5000 SF to 97 acres. A proven communicator, Dave graduated from Milton Academy in '93 and Connecticut College in '97. A fifth generation native of Nantucket, MA, Dave is an experienced mariner and student of humanity who can be found during the warmer months sailing or fishing with his son.

EDUCATION

Milton Academy 1993
Connecticut College 1997
USCGA 1995-1996
USCG Master 50 Ton w Aux Sail/Commercial Towing Endorsements
MA Real Estate Broker

MEMBERSHIPS

USA 500 Back Bay Club
Co-Facilitator Commercial Real Estate Round Table
ICSC (International Council of Shopping Centers)
Courageous Sailing Center, Charlestown, MA
Nantucket Yacht Club, Nantucket, MA



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