

LAND FOR SALE

PRIME HIGH TRAFFIC COMMERCIAL DEVELOPMENT LAND

83-85 Macy Street - Route 110, Amesbury, MA 01913



SALE PRICE:	\$750,000
PRICE PER ACRE:	\$280,899
LOT SIZE:	2.67 Acres
APN #:	79/ 80&81
ZONING:	Commercial
MARKET:	Boston
SUB MARKET:	Newburyport
CROSS STREETS:	Rocky Hill Road
TRAFFIC COUNT:	26,000

PROPERTY OVERVIEW

Prime high visibility commercial development parcels situated directly on Route 110 (Macy Street) between I495 and I95. This corner lot, an assemblage of two parcels, features 450' frontage on high traffic artery Route 110, and 250' frontage on Rocky Hill Road.

Amesbury is going through significant new commercial development, including Maples Crossing Ice and Entertainment Complex, Amesbury Heights Apartment Complex, Alternative Therapies marijuana dispensary and more.

Traffic count figured per MADOT have varied between 26,000 to 31,000 VPD. Thriving commercial artery with corporate neighbors including Amesbury Chevrolet, Carriagetown Marketplace, (Stop & Shop, Verizon Wireless, 99 Restaurant, Leary's Liquors and more), Dunkin Donuts, McDonald's, Irving Gas, Hampton Inn, Fairfield Inn, and several retail stores. Amesbury welcomes commercial development.

PROPERTY FEATURES

- 450' Frontage
- 26,000 to 31,000 VPD, MADOT

FAULKNER COMMERCIAL GROUP
Andover, MA | 978.269.5445
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JANET FAULKNER
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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.

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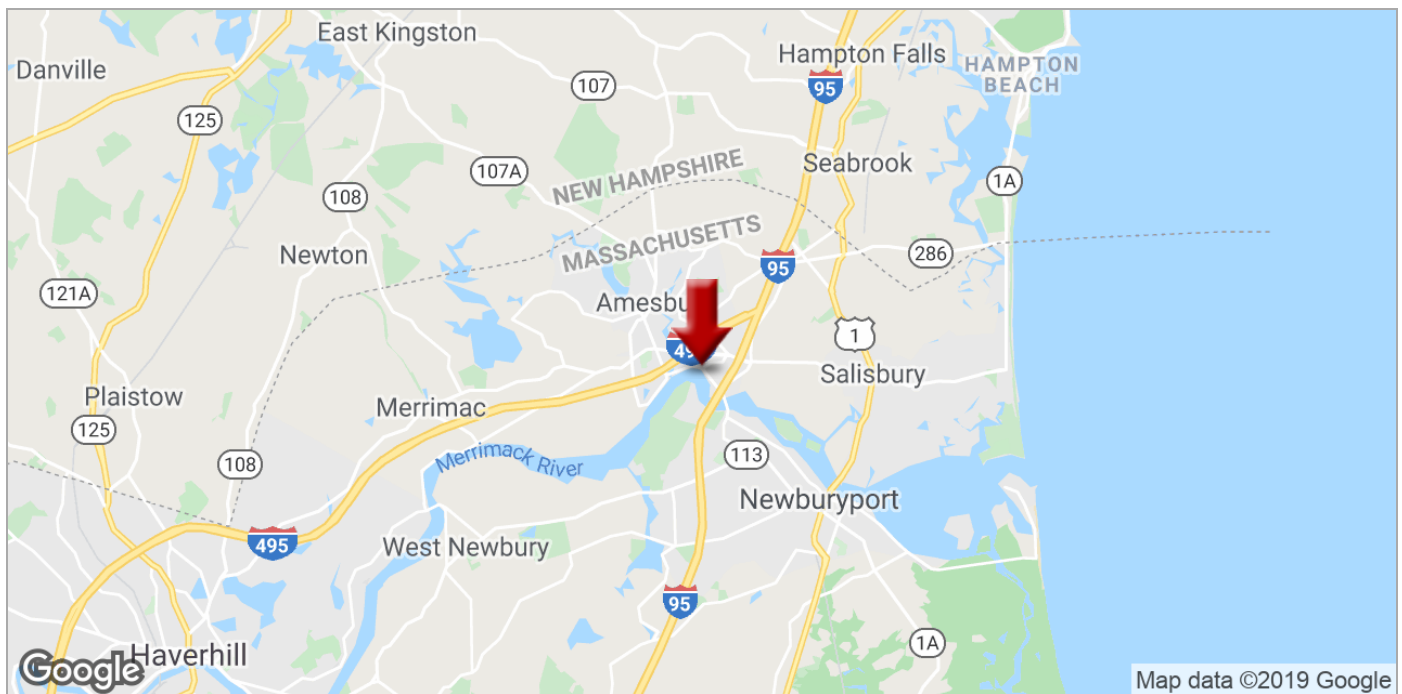
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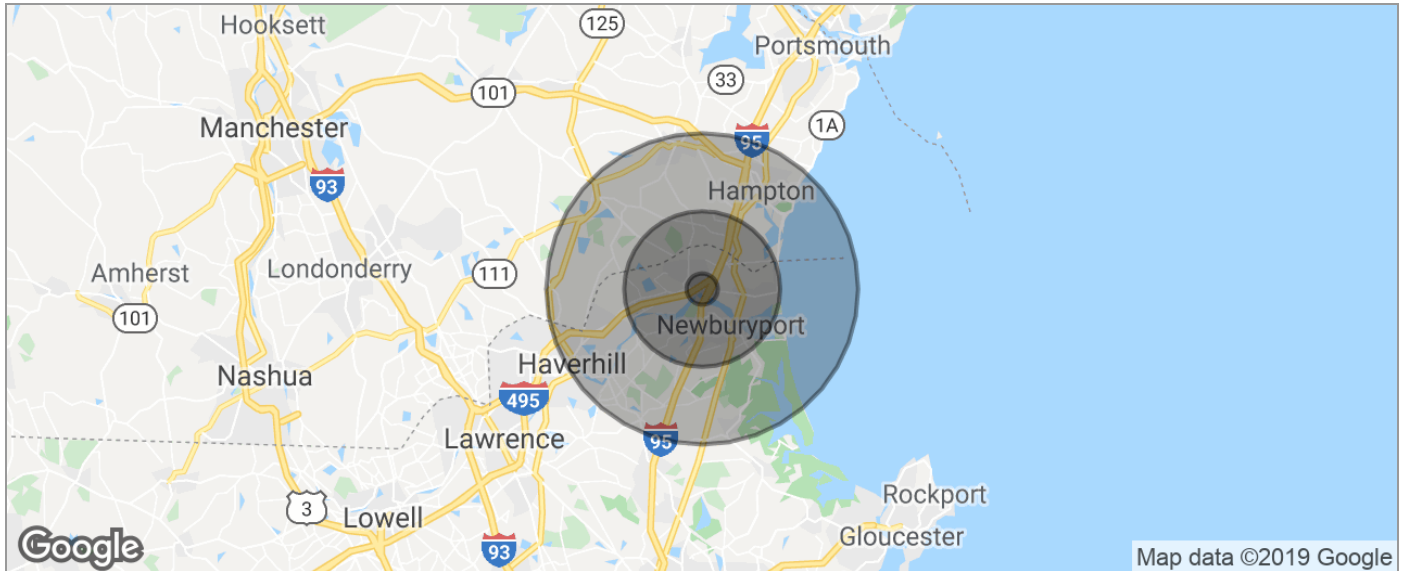
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,249	55,272	171,492
MEDIAN AGE	40.4	41.7	43.3
MEDIAN AGE (MALE)	38.7	40.4	42.5
MEDIAN AGE (FEMALE)	41.5	42.8	44.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,309	22,153	68,934
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$101,142	\$96,174	\$92,360
AVERAGE HOUSE VALUE	\$372,354	\$411,291	\$398,330
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.1%	96.7%	96.7%
% BLACK	0.1%	0.4%	0.6%
% ASIAN	1.4%	1.1%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.8%	0.6%	0.7%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.7%	1.9%	1.5%

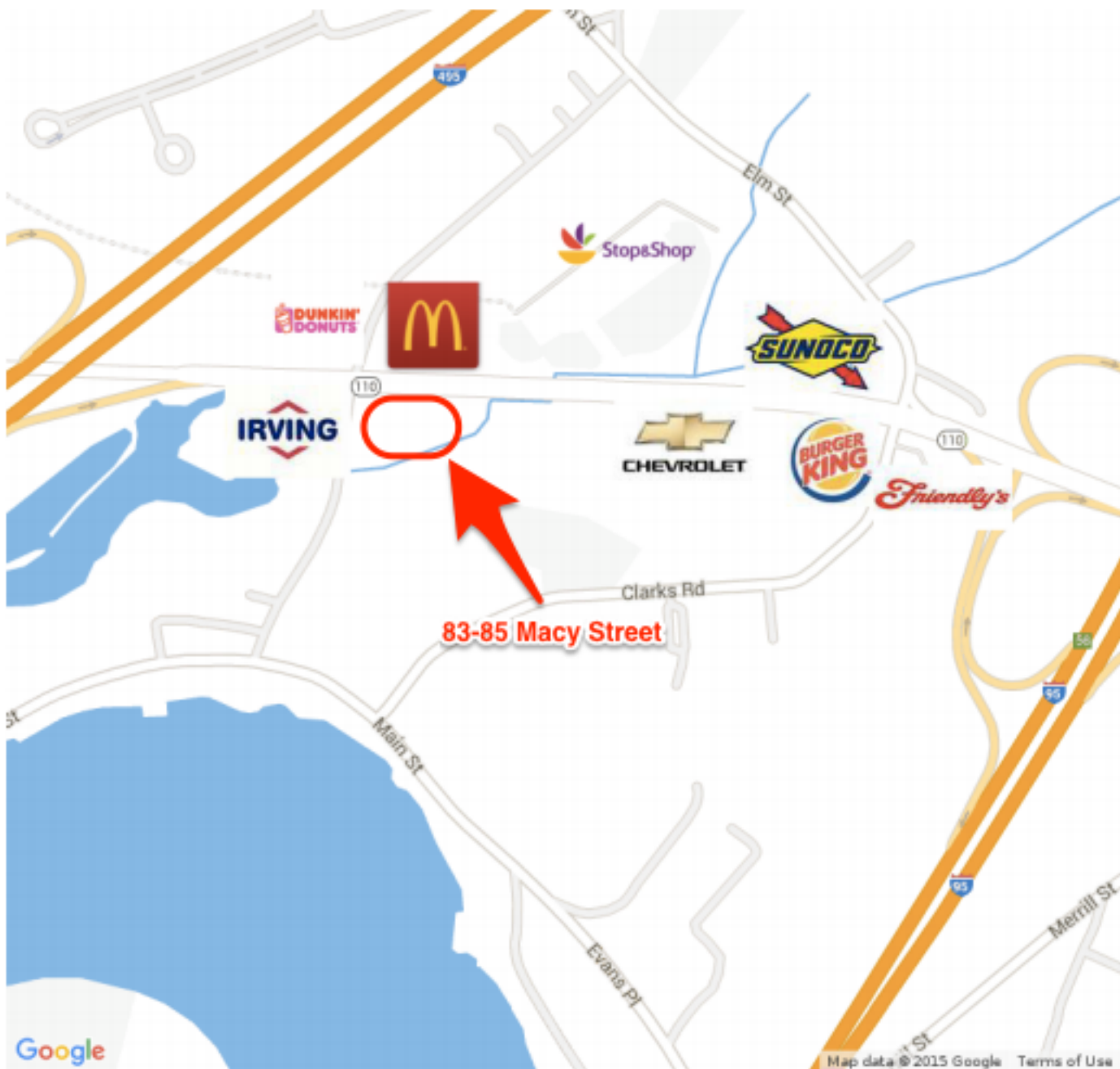
* Demographic data derived from 2010 US Census

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83 MACY ST

Location 83 MACY ST

Mblu 79/ / 80/ /

Acct# F/K/A 19 MACY ST

Owner GORDON LLOYD M

Assessment \$285,700

PID 3028

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$285,700	\$285,700

Owner of Record

Owner	GORDON LLOYD M	Sale Price	\$1
Co-Owner	MARC J GORDON	Certificate	
Address	16 FRANKLIN ST NEEDHAM, MA 02494	Book & Page	34505/ 460
		Sale Date	11/09/2015
		Instrument	1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GORDON LLOYD M	\$1		34505/ 460	1A	11/09/2015
LMG PROPERTIES LMTD PARTNERSHP	\$265,000		10308/0239	1D	01/29/1990
BOGUZEWSKI JOHN M	\$0		03949/0583		12/29/1952

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land

Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Photo



(<http://images.vgsi.com/photos/AmesburyMAPhotos//\00\01\64/>)

Building Layout

(<http://images.vgsi.com/photos/AmesburyMAPhotos//Sketches/3>)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	3900	Size (Acres)	0.70
Description	Vacant Land Dev	Frontage	175
Zone	C	Depth	250
Neighborhood	0400	Assessed Value	\$285,700
Alt Land Appr Category	No		

Outbuildings

Outbuildings	Legend
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No Data for Outbuildings

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85 MACY ST

Location 85 MACY ST

Mblu 79/ / 81/ /

Acct# 44-44A

Owner GORDON LLOYD M

Assessment \$320,200

PID 3027

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$320,200	\$320,200

Owner of Record

Owner	GORDON LLOYD M	Sale Price	\$1
Co-Owner	MARC GORDON (TC)	Certificate	
Address	16 FRANKLIN ST NEEDHAM, MA 02494	Book & Page	34505/ 460
		Sale Date	11/09/2015
		Instrument	1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GORDON LLOYD M	\$1		34505/ 460	1A	11/09/2015
LMG PROPERTIES LMTD PARTNERSHP	\$235,000		10347/0154	1N	03/01/1990
CAYER JOSEPH A	\$0		04216/0547		10/21/1955

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land

Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Photo



(<http://images.vgsi.com/photos/AmesburyMAPhotos//\00\01\64/>

Building Layout

(<http://images.vgsi.com/photos/AmesburyMAPhotos//Sketches/3>

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

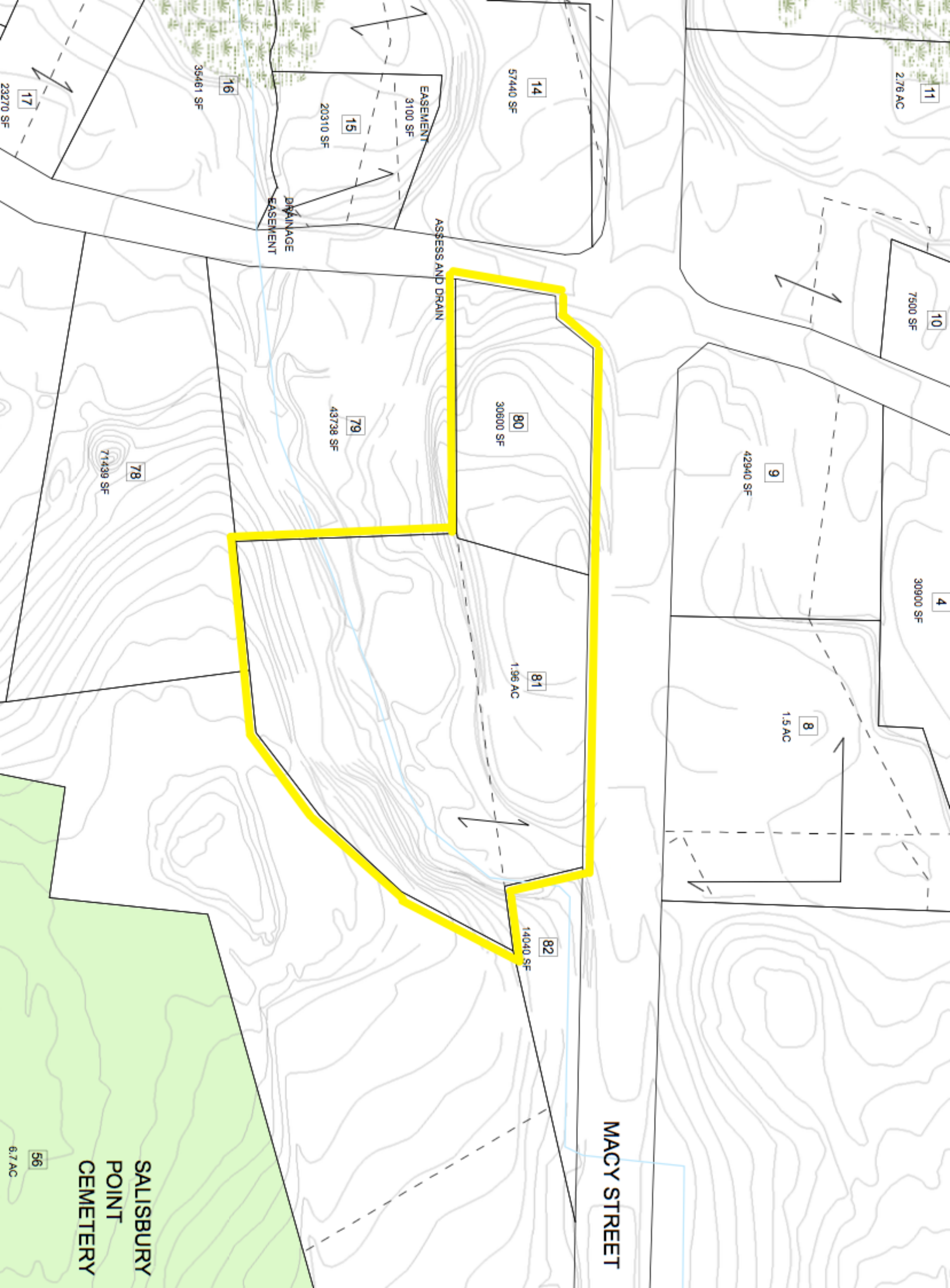
Land Use		Land Line Valuation	
Use Code	3900	Size (Acres)	1.96
Description	Vacant Land Dev	Frontage	275
Zone	C	Depth	320
Neighborhood	0400	Assessed Value	\$320,200
Alt Land Appr Category	No		

Outbuildings

Outbuildings	Legend
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No Data for Outbuildings

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We, John M. Boguzewski and Hazel A. Boguzewski
of Amesbury, Essex County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00) DOLLARS

grant to LMG Properties Limited Partnership, a Massachusetts limited partnership, having its usual place of business at 1 Galen Street, Watertown, MA 02172 with quitclaim covenants

the land in Amesbury, Essex County, Massachusetts

(Description and encumbrances, if any)

The land together with the buildings thereon situated at Rocky Hill Road and Macy Street in said Amesbury and bounded and described as follows:

Beginning at the Southwesterly corner thereof at an iron pipe at the remaining land of grantor; thence running Northeasterly by Rocky Hill Road 37.3 feet, more or less; thence turning and running Northeasterly again by said Rocky Hill Road 64 feet, more or less; thence Northeasterly by curved line having a radius of 47.39 there measuring 61.91 feet, more or less; thence running Southeasterly by Macy Street to an iron pipe at remaining land of grantor there measuring 172 feet, more or less; thence running Southwesterly by remaining land of grantor to another iron pipe at remaining land of grantor there measuring 131.5 feet, more or less; thence running Northwesterly by remaining land of grantor being Lot No. 1 as shown in Plan of W. S. Little, November, 1951, to an iron pipe at Rocky Hill Road and the point of beginning there measuring 236 feet, more or less.

Meaning and intending to convey Lot No. 5 and the adjoining parcel known as the Bergeron parcel on said Plan.

Being the same premises conveyed to the grantors by deed of Antoinette Belanger dated December 13, 1952 and recorded with Essex South District Registry of Deeds, Book 3949, Page 583.

RECEIVED
DEEDS REG. 10
ESSEX SOUTH
01/19/90

76450000 11:11
EXCISE TAX

Witness our hands and seal this 11th day of January, 1990

John M. Boguzewski
Hazel A. Boguzewski

The Commonwealth of Massachusetts

Essex,

ss.

January 11, 1990

Then personally appeared the above named John M. Boguzewski and Hazel A. Boguzewski and acknowledged the foregoing instrument to be their free act and deed before me

Paul J. Gagliardi

Notary Public — Justice of the Peace

My commission expires

2/27/ 19 92

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

We, Joseph A. R. Cayer and June R. M. Cayer, a/k/a Jane R. M. Cayer
of Amesbury, Essex

County, Massachusetts

~~being guaranteed~~, for consideration paid, and in full consideration of TWO HUNDRED THIRTY FIVE THOUSAND
AND 00/100 (\$235,000.00) DOLLARS

grant to LMC Properties Limited Partnership, a Massachusetts limited partnership,*
having its usual place of business at 1 Galen Street, Watertown, MA 02172

with

quitclaim covenants

the land in Amesbury, Essex County, Massachusetts

[Description and encumbrances, if any]

The land in Amesbury on the Southerly side of Macy Street bounded and described as follows:

Beginning at an iron bound at Macy Street and land formerly of the grantor, thence running South 71° 01' 20" East by said Macy Street to an iron bound at land now or formerly of the heirs of Cyrus True, there measuring two hundred ninety-eight (298) feet, more or less; thence running in a Southerly direction along said True land, there measuring one hundred seven and two tenths (107.2) feet, more or less; thence running in a Northwesterly direction by remaining land of grantor to line that separates lot numbered one (1) and lot numbered five (5) on a plan; thence running in a Northeasterly direction along land formerly of the grantor to an iron bound at Macy Street and the point of beginning, there measuring one hundred thirty-one and five tenths (131.5) feet, more or less.

Meaning and intending to convey the Northerly portion of lots numbered two and three and four on plan of Antoinette Belanger by W. S. Little, Engineer dated November 1951.

Being the same premises conveyed to the grantors by deed of Antoinette Belanger dated October 13, 1955 and recorded with the Essex South District Registry of Deeds, Book 4216, Page 547.

ALSO,

A certain parcel of land in Amesbury, Essex County, Commonwealth of Massachusetts, being shown as Parcel A on a plan entitled "Plan of Land in Amesbury, Massachusetts, Owners Raymond D. Phillips and Ida Phillips, Scale 1" = 40', Date: June 14, 1982" said plan being recorded in Essex South District Registry of Deeds in Plan Book 172 as Plan No. 59 and said parcel being more particularly bounded and described as follows:

Beginning at the Northwesterly corner thereof at land now or formerly of Cayer; thence running

SOUTH 81° 22' 19" East along said Cayer land 362.98 feet to a point at land now or formerly of Rocky Hill Realty Trust; thence turning and running

SOUTH 52° 5' 13" West along said land of Rocky Hill Realty Trust 103.68 feet to a point; thence running

SOUTH 57° 49' 01" West along said land of Rocky Hill Realty Trust 82.45 feet to a point; thence running

SOUTH 66° 58' 28" West along said land of Rocky Hill Realty Trust 74.32 feet to a point; thence running

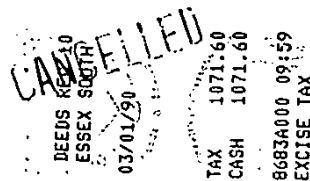
NORTH 88° 34' 31" West along said land of Rocky Hill Realty Trust 99.00 feet to a point; thence running

NORTH 78° 26' 58" West along said land of Rocky Hill Realty Trust 109.00 feet to a point at Parcel B as shown on said plan; thence turning and running

NORTH 21° 50' 13" East along said Parcel B 179.76 feet to the point and place of beginning.

Said parcel contains 51,349 square feet, more or less.

Being the same premises conveyed to the grantors by deed of Raymond D. Phillips, et al, dated June 17, 1982 and recorded with the Essex South District Registry of Deeds, Book 6947, Page 669.



Witness our hands and seals this 27th day of February, 19 90

Joseph A. R. Cayer

June R. M. Cayer

The Commonwealth of Massachusetts

Essex, ss.

February 27, 19 90

Then personally appeared the above named Joseph A. R. Cayer and June R. M. Cayer

and acknowledged the foregoing instrument to be their free act and deed, before me

Francis J. Libonati

Notary Public — Justice of the Peace

My commission expires June 28, 19 90

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

MASSACHUSETTS MANDATORY LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

This disclosure is provided to you, the consumer, by the real estate agent listed on this form. Make sure you read both sides of this form. The reverse side contains a more detailed description of the different types of relationships available to you. **This is not a contract.**

THE TIME WHEN THE 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. The licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent) and also can assist you as a facilitator.

CONSUMER INFORMATION AND RESPONSIBILITY:

Whether you are the buyer or seller you can choose to have the advice, assistance and representation of your own agent who works for you. **Do not assume that a real estate agent works solely for you unless you have an agreement for that relationship.** With your consent, licensees from the same firm may represent a buyer and seller in the same transaction. These agents are referred to as dual agents.

Also a buyer and seller may be represented by agents in the same real estate firm as designated agents. The "designated seller or buyer agent" is your sole representative. However where *both* the seller and buyer provide written consent to have a designated agent represent them then the agent making such designation becomes a "dual agent" for the buyer and seller. All real estate agents must, by law, present properties honestly and accurately. They must also disclose known material defects in the real estate.

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

RELATIONSHIP OF REAL ESTATE LICENSEE WITH THE CONSUMER

(Check one) ☒ **Seller's agent** ☐ **Buyer's agent** ☐ **Facilitator**

IF A SELLER'S OR BUYER'S AGENT IS CHECKED ABOVE COMPLETE THE SECTION BELOW:

Relationship with others affiliated with **Keller Williams Realty Success 7874**
(Print name of real estate firm or business and license number)

(Check one) ☐ The real estate agent listed below, the real estate firm or business listed above and all other affiliated agents have the same relationship with the consumer named herein (**seller or buyer agency, not designated agency**).

☒ Only the real estate agent listed below represents the consumer named in this form (**designated seller or buyer agency**). In this situation any firm or business listed above and other agents affiliated with the firm or business 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 timely to the consumer named herein.

(Signature of real estate agent) **Janet Ryan Faulkner** **9516868** _____
(Printed name of real estate agent) (License Number/Type) (Today's Date)

By signing below I, the consumer, acknowledge that I have received and read the information in this disclosure.

(Signature of consumer) _____
(Printed name of consumer) _____
(Today's Date)

(Signature of consumer) _____
(Printed name of consumer) _____
(Today's Date)

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

MASSFORMS™
Statewide Standard Real Estate Forms

Keller Williams Realty, 138 River Road, Suite 107 Andover, MA 01810
Phone: 978-269-5445 Fax: 866-311-9567 William Faulkner

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



MASSACHUSETTS ASSOCIATION OF REALTORS®



Form No. 705
263 Lakeside Ave.

TYPES OF AGENCY REPRESENTATION

SELLER'S AGENT

A seller can engage the services of a real estate agent to sell his property (called the listing agent) and the real estate agent is then the agent for the seller who becomes the agent's client. This means that the real estate agent represents the seller. The agent owes the seller undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accountability, provided, however, that the agent must disclose known material defects in the real estate. The agent must put the seller's interests first and negotiate for the best price and terms for their client, the seller. (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 agent to purchase property and the real estate agent is then the agent for the buyer who becomes the agent's client. This means that the real estate agent represents the buyer. The agent owes the buyer undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accountability, provided, however, that the agent must disclose known material defects in the real estate. The agent must put the buyer's interests first and negotiate for the best price and terms for their client, the buyer. (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 agent works as a facilitator that agent assists the seller and 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 each property honestly and accurately by disclosing known material defects about the property 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. The role of facilitator applies only to the seller and buyer in the particular property transaction involving the seller and buyer. Should the seller and buyer expressly agree a facilitator relationship can be changed to become an exclusive agency relationship with either the seller or the buyer.

DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate agent can be designated by another real estate agent (the appointing or designating agent) to represent either the buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate agent once so designated is then the agent for either the buyer or seller who becomes their client. The designated agent owes the buyer or seller undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accountability, provided, however, that the agent must disclose known material defects in the real estate. The agent must put their client's interests first and negotiate for the best price and terms for their client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer then the appointing agent becomes a dual agent. Consequently a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions which is required of an exclusive seller or buyer agent. The dual agent does not represent either the buyer or the seller solely only your designated agent represents your interests. The written consent for designated agency must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample designated agency consent is available at the Board's website at www.mass.gov/dpl/re.

DUAL AGENT

A real estate agent may act as a dual agent representing both the seller and buyer in a transaction but only with the express and informed consent of both the seller and buyer. Written consent to dual agency must be obtained by the real estate agent prior to the execution of an offer to purchase a specific property. 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 an exclusive seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. The written consent for dual agency must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample dual agency consent is available at the Board's website at www.mass.gov/dpl/re.