

OFFICE FOR SALE

PROFESSIONAL OFFICE BUILDING, PRIME LOCATION, AMESBURY

41 Sparhawk Street, Amesbury, MA 01913



OFFERING SUMMARY

SALE PRICE:	\$350,000
LOT SIZE:	0.32 Acres
YEAR BUILT:	1955
BUILDING SIZE:	2,304 SF
ZONING:	R8
MARKET:	Boston
SUBMARKET:	Amesbury Ipswich
PRICE / SF:	\$151.91

PROPERTY OVERVIEW

Professional office building in a well-traveled road in downtown Amesbury. Renovated with quality updates in 2015, this 2,300+ square foot property is handicap accessible, has ample parking, central air conditioning, gas heat, three restrooms, signage, multiple (7+) office spaces and a separate professional office and kitchen/ break room on the second floor. For many years, this was home to a prominent dental practice, and it would be suitable for any medical, dental, attorney, accountant or any professional practice by right or exception.

Sparhawk St, (MA Route 150), is easily accessible from I-495, I-95, MA Route 110, and is close to downtown Amesbury's retail shops, restaurants, salons and the multitude of recreation and open space opportunities Amesbury offers. Amesbury is undergoing a commercial resurgence with a new hotel, Amesbury Heights apartment complex, recreational marijuana store, and the new Amesbury Sports Complex, a nine rink hockey complex scheduled to open in 2020.

We obtained the information above from sources we believe to be reliable. However, buyer should perform due diligence to verify all information and suitability for its particular use.

PROPERTY HIGHLIGHTS

- Great Location
- Updated, Handicap Accessible

FAULKNER COMMERCIAL GROUP
Andover, MA | 978.269.5445
Palm Harbor, FL | 727.314.5445
Portsmouth, NH | 603.610.8950
York, ME | 603.610.8500

JANET FAULKNER
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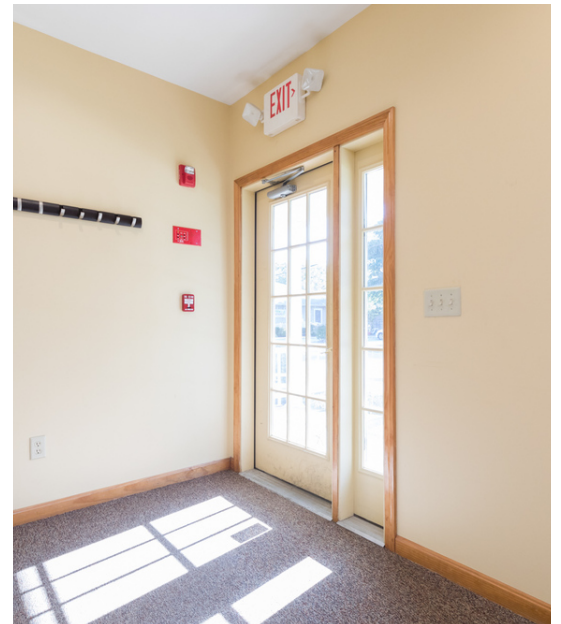
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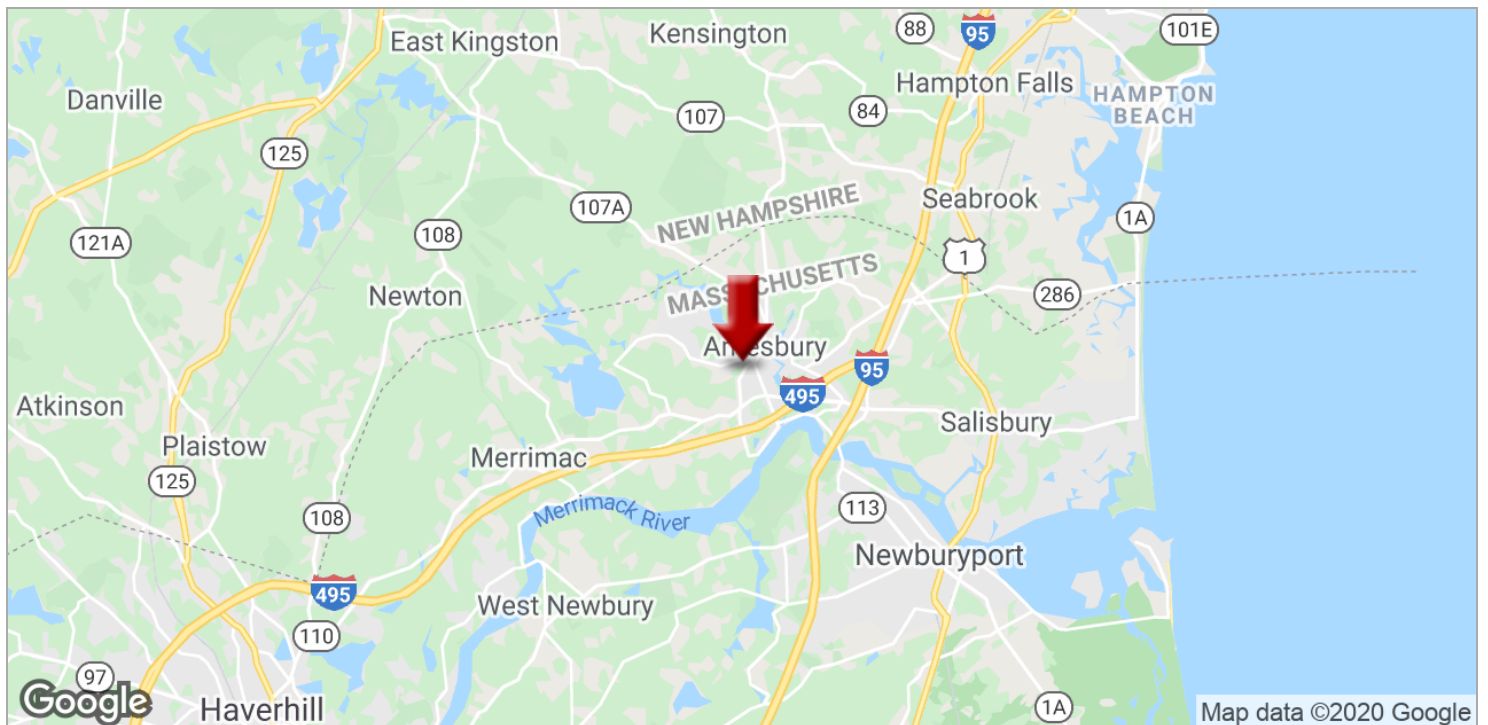
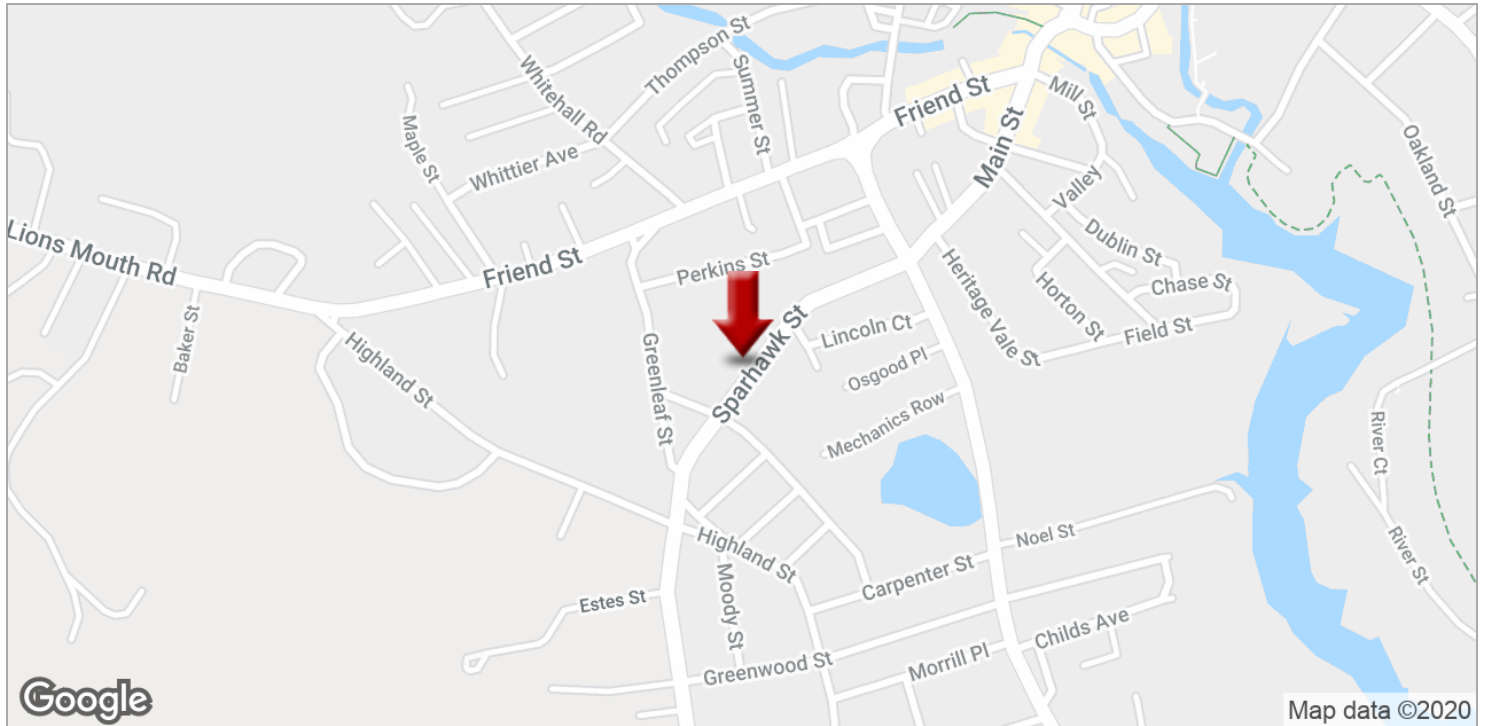
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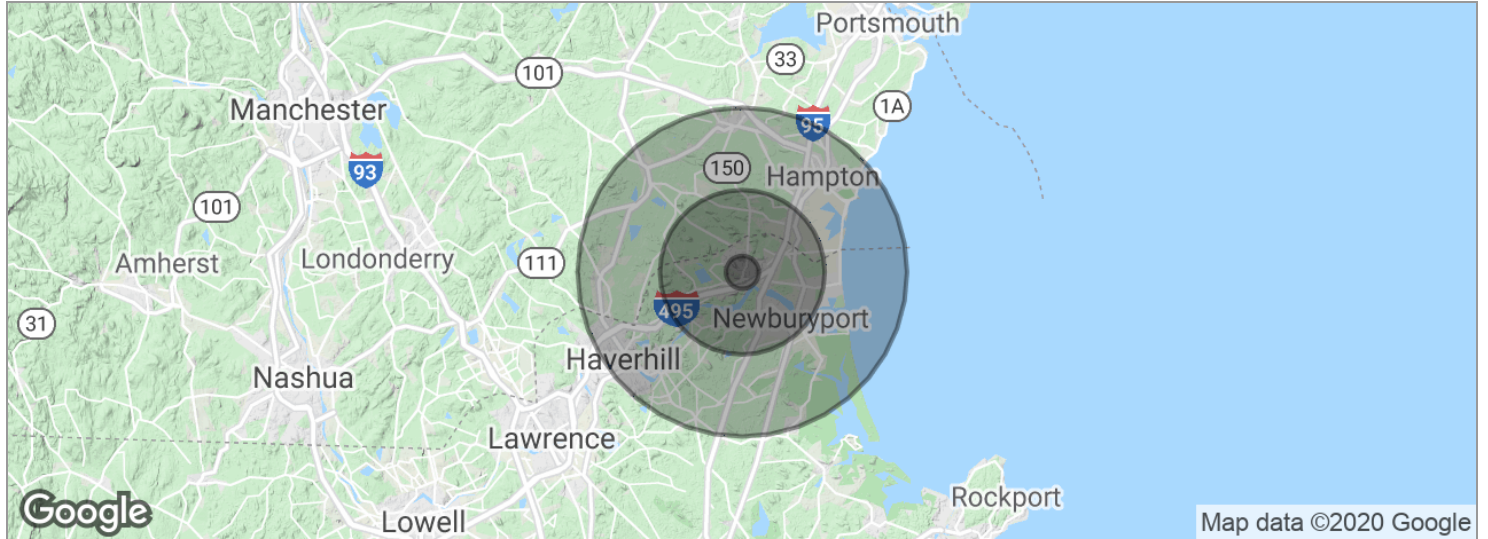
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,740	54,555	168,846
Median age	39.8	41.6	43.5
Median age (male)	37.2	40.3	42.6
Median age (Female)	42.1	42.7	44.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,964	21,830	68,441
# of persons per HH	2.4	2.5	2.5
Average HH income	\$86,711	\$94,495	\$92,050
Average house value	\$338,197	\$407,976	\$398,743

* Demographic data derived from 2010 US Census

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41 SPARHAWK ST

Location 41 SPARHAWK ST

Mblu 64/ / 198/ /

Acct#

Owner CHENEY JR HENRY G
TRUSTEE

Assessment \$340,200

PID 870

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$191,700	\$148,500	\$340,200

Owner of Record

Owner CHENEY JR HENRY G TRUSTEE
Co-Owner AMC REALTY TRUST
Address 41 SPARHAWK ST
AMESBURY, MA 01913

Sale Price \$95,000
Certificate
Book & Page 11125/ 68
Sale Date 02/04/1992
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHENEY JR HENRY G TRUSTEE	\$95,000		11125/ 68	00	02/04/1992
KARABETSOS WILLIAM D	\$0		05902/0296		09/05/1972

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 2,304
Replacement Cost: \$282,473
Building Percent 66
Good:
Replacement Cost
Less Depreciation: \$186,400

Building Attributes	
Field	Description
STYLE	Office

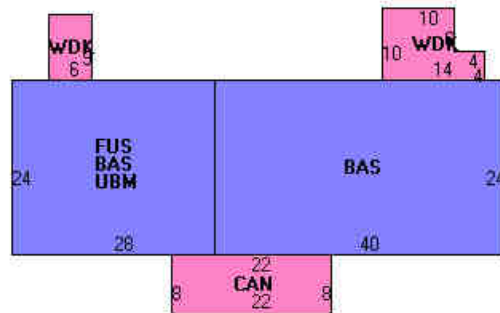
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Professional Building
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3560
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/AmesburyMAPhotos//\00\01\44/>)

Building Layout



(<http://images.vgsi.com/photos/AmesburyMAPhotos//Sketches/8>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,632	1,632
FUS	Upper Story, Finished	672	672
CAN	Canopy	176	0
UBM	Basement, Unfinished	672	0
WDK	Deck, Wood	170	0
		3,322	2,304

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	3420	Size (Acres)	0.32
Description	Professional Building	Frontage	200
Zone	R8	Depth	80
Neighborhood	0200	Assessed Value	\$148,500
Alt Land Appr Category	No		

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SGN1	SIGN 1 SIDE			6 SF+HT	\$100	1
PAV1	PAV ASPH			2023 S.F.	\$5,200	1

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William D. Karabetsov and Dora E. Karabetsov, husband and wife,

of Haverhill, Essex

County, Massachusetts,

being ~~conveyed~~ for consideration paid, and in full consideration of NINETY FIVE THOUSAND AND 00/100 (\$95,000.00) DOLLARS

grant to Henry G. Cheney, Jr., Trustee of AMC Realty Trust under a Declaration of Trust dated February 3, 1992 and recorded with Essex South District Registry of Deeds with quitclaim covenants immediately prior hereto of 41 Sparhawk Street Amesbury, MA 01913

the land in Amesbury, Essex County, Massachusetts

[Description and encumbrances, if any]

A certain parcel of land, with the buildings thereon, situated in said Amesbury on the Northorly side of Sparhawk Street, and shown as Parcel B on "Plan of Land in Amesbury, Mass. as surveyed for Andrew J. Gillis and Marguerite R. Gillis, Scale 1 Inch Equals 40 feet, December 30, 1957, Charles H. Morse and Son, Engrs.", recorded in Essex South District Deeds, Book 4493, Page 92, more particularly bounded and described as follows:

BEGINNING at the Southeasterly corner thereof at land now or formerly of Harris and Parcel A as shown on said Plan, thence running North 50° 6' 50" West, 141.8 feet to a stake at land of Roman Catholic Archbishop of Boston; thence turning and running North 75° 5' 10" East 244.75 feet, more or less, to a stake at said Sparhawk Street; thence turning and running South 39° 53' 10" West, 200 feet along said Sparhawk Street to a stake at the point of beginning.

Using the same premises conveyed to the grantors by deed of Satere G. Rallis dated September 1, 1972 and recorded with Essex South District Registry of Deeds, Book 5902, Page 296.

DEEDS REC 10
ESSEX SOUTH

02/04/92

CANCELLED

TAX 433.20

CASH 433.20

09128000 11:32

EXCISE TAX

REC FEB -4 1992

000157

Witness our hand and seal this 3rd day of February, 1992

William D. Karabetsov
William D. Karabetsov

Dora E. Karabetsov
Dora E. Karabetsov

The Commonwealth of Massachusetts

Essex, ss.

ss.

February 3 1992

Then personally appeared the above named William D. Karabetsov and Dora E. Karabetsov

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

Paul J. Gagliardi

Notary Public - State of Massachusetts

My commission expires

2/27/92

xpx

(*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.

TABLE OF USE REGULATIONS

<u>USES</u>	<u>R-8</u>	<u>R-20</u>	<u>R-40</u>	<u>R-80</u>	<u>RC¹</u>	<u>CBD</u>	<u>C</u>	<u>RCZD</u>	<u>OP</u>	<u>IL</u>	<u>I</u>	<u>IC</u>	<u>PUD</u>	<u>W/F</u>	<u>OSC</u>	<u>ESOD</u>	<u>HROD²</u>	<u>DAD</u>	<u>Site Plan Review Required</u>	
Residential																				
One family dwelling unit	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NO
Conversions of one family dwelling units to 2 or 3 family dwelling units (Section XI.K.1)	S2	S2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P ³	-	-	NO
Cluster Residential (Section XI.D)	S1	S1	S1	S1	S1	P ⁴	-	-	-	S1	-	-	-	-	-	-	-	-	-	NO ⁵
Multifamily (Section XI.J)	-	-	-	-	-	-	S1	-	-	-	-	S1	-	-	-	-	-	-	-	YES
In-law Apartments (Section XI.K.2)	S2	S2	S2	S2	S2	S2	S2	-	-	-	-	-	-	-	-	-	-	-	-	NO
Planned Unit Development by special permit (Section XI.H)	-	-	-	-	-	-	S1	-	-	-	-	S1	-	-	-	-	-	-	-	YES
Planned Unit Development (Section XI.L)	-	-	-	-	-	-	-	-	-	-	-	-	P ⁶	-	-	-	-	-	-	YES
Historic Uses (Section XI.12)	S1	S1	S1	S1	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	-	YES
Community Facilities																				
Churches	P	P	P	P	P	P	P	P	P	P	P	P	P	S1	P	P	-	-	-	YES
Supportive Housing	-	-	-	-	-	S1	-	-	-	-	-	S1	S1	-	-	-	S1	-	-	YES
Public Schools	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
Private, nonprofit schools	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	-	YES
Public Parks/Conservation areas	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	NO
Public/private active recreation facility	S1	S1	S1	S1	S1	-	-	P	-	-	-	-	-	-	S1	-	-	-	-	YES
Private/nonprofit recreational facility	S1	S1	S1	S1	S1	-	-	P	P	-	-	-	P	-	S1	-	-	-	-	YES
Town buildings (except garages)	S1	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
Town Garages	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	-	-	-	YES
Cemeteries (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
Historic associations/societies	S1	S1	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
Hospitals	-	S1	S1	S1	S1	S1	-	-	S1	-	-	-	-	-	-	-	-	-	-	YES
Nursing, rest or convalescent home	S1	S1	S1	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Limited public utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	S1	P	P	-	-	-	YES
Power plant, water or sewer treatment plant	-	-	-	-	S1	S1	-	-	-	-	-	S1	-	-	S1	-	-	-	-	YES

<u>USES</u>	<u>R-8</u>	<u>R-20</u>	<u>R-40</u>	<u>R-80</u>	<u>RC¹</u>	<u>CBD</u>	<u>C</u>	<u>RCZD</u>	<u>OP</u>	<u>IL</u>	<u>I</u>	<u>IC</u>	<u>PUD</u>	<u>W/F</u>	<u>OSC</u>	<u>ESOD</u>	<u>HROD²</u>	<u>DAD</u>	<u>Site Plan Review Required</u>	
Refuse facilities, all types	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S1	P	P	P	-	YES
Underground storage of heating/fuel oil for distribution purposes	-	-	-	-	-	-	-	-	-	-	S1	S1	S1	-	-	-	-	-	-	YES
<u>Agriculture</u>																				
Agriculture (not including the raising and/or keeping of swine or fur animals), horticulture and floriculture on a parcel of land that is more than 5 acres in area. (Note: for these uses land in common ownership that is divided by a public or private way or a waterway shall be construed as one parcel).	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	NO
Agriculture (not including the raising and/or keeping of any livestock), horticulture and floriculture on a parcel of land that is less than 5 acres in area.	-	S1	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	YES
Raising and/or keeping of livestock, horses, and poultry, (not including the raising of swine or fur animals), on a parcel of land that is less than 5 acres in area.	-	-	-	S1	S1	-	-	-	-	-	S1	-	-	S1	S1	-	-	-	-	YES
Commercial stables, commercial kennels, or other commercial establishments in which all animals, fowl, or other forms of life are completely enclosed in pens or other structures.	-	-	S1	S1	S1	-	-	-	-	-	-	-	-	-	S1	-	-	-	-	YES
Veterinary Hospital	-	-	S1	S1	S1	-	P	-	-	-	P	-	-	-	-	-	-	-	-	YES
Commercial Forestry	-	-	S1	S1	S1	-	-	-	-	-	S1	-	-	-	-	-	-	-	-	YES
Year-round greenhouse or stand for wholesale and/or retail sale of agriculture, horticulture or floriculture products.	-	S1	S1	S1	S1	S1	P	-	S1	-	P	P	-	-	S1	S1	-	-	-	YES

<u>USES</u>	<u>R8</u>	<u>R20</u>	<u>R40</u>	<u>R80</u>	<u>RC¹</u>	<u>CBD</u>	<u>C</u>	<u>RCZD</u>	<u>OP</u>	<u>IL</u>	<u>I</u>	<u>IC</u>	<u>PUD</u>	<u>W/F</u>	<u>OSC</u>	<u>ESOD</u>	<u>HROD²</u>	<u>DAD</u>	<u>Site Plan Review Required</u>
Business																			
Adult Entertainment	-	-	-	-	-	-	-	-	-	-	S1 ⁷	-	-	-	-	-	-	-	YES
Artisan Business	-	-	-	-	-	S1	-	-	-	-	-	S1	-	-	-	-	-	-	YES
General retail sales & services not mentioned below	-	-	-	-	-	P	P	P ⁸	S1	-	-	S1	P	-	-	P	-	-	YES
Restaurant	-	-	-	-	-	P	P	P	S1	-	S1	S1	P	-	-	P	-	-	YES
Fast Food/drive-in establishment	-	-	-	-	-	-	P	S1	-	-	-	-	-	-	-	-	-	-	YES
Car/boat/truck sales, all classes (including parts)	-	-	-	-	-	-	P	-	-	-	P	-	-	-	-	-	-	-	YES
Marina	-	S1	S1	S1	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	YES
Hotel/Motel	-	-	-	-	-	S1	P	P 2009-060	P	-	-	-	S1	-	-	P	-	-	YES
Bed & Breakfast	S1	S1	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Lodging House	-	-	-	-	-	S1	-	-	S1	-	-	-	-	-	-	-	-	-	YES
Personal Services	-	-	-	-	-	P	P	P	-	-	-	-	P	-	-	-	-	-	YES
Funeral Services	-	-	-	-	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	YES
Professional/business offices	-	-	-	-	-	P	P	P	P	-	S1	S1	P	-	-	P	-	-	YES
Office parks	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	-	-	YES
Office, Retail or Shopping Center	-	-	-	-	-	S1	-	S1	-	-	-	-	-	-	-	-	-	-	YES
Auto repairs, gasoline sales (not gas storage)	-	-	-	-	-	-	S1	-	-	-	S1	S1	-	-	-	-	-	-	YES
Construction trailer, during construction	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	YES
Private clubs	-	S1	S1	S1	S1	-	-	S1	-	-	-	-	S1	-	-	-	-	-	YES
Private indoor recreation facility	-	S1	S1	S1	S1	-	-	P	S1	S1	S1	P	-	P	-	S1	-	-	YES
Training Schools	-	-	S1	S1	S1	-	-	-	S1	-	P	-	-	-	-	S1	-	-	YES
Miscellaneous business repairs	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-	-	-	YES
Junkyards	-	-	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	-	-	YES
Private Day Care Center	P	P	P	P	P	P	P	S1	P	P	P	P	P	-	P	P	-	-	YES
Theaters	-	-	-	-	-	P	P	S1	S1	-	-	S1	-	-	-	S1	-	-	YES
Private outdoor amusement recreation facilities	-	-	-	-	-	P	P	-	-	S1	P	-	-	-	P	-	-	-	YES
Communication Tower	-	-	-	-	-	S1	-	-	S1	-	-	S1	-	-	-	-	-	-	YES
Commercial parking lot or structure (Section VIII)	-	-	-	-	-	S1	-	P	S1	P	P	S1	-	-	-	S1	-	-	YES

<u>USES</u>	<u>R8</u>	<u>R20</u>	<u>R40</u>	<u>R80</u>	<u>RC¹</u>	<u>CBD</u>	<u>C</u>	<u>RCZD</u>	<u>OP</u>	<u>IL</u>	<u>I</u>	<u>IC</u>	<u>PUD</u>	<u>W/F</u>	<u>OSC</u>	<u>ESOC</u>	<u>HROD²</u>	<u>DAD</u>	<u>Site Plan Review Required</u>	
<u>Industrial</u>																				
Artisan Business	-	-	-	-	-	S1	-	-	-	-	-	S1	-	-	-	-	-	-	-	YES
Artist live/work space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S1	YES
Commercial earth removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NO
Earth Removal associated with building construction (Section XI-B)	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	-	-	-	YES
Construction yards	-	-	-	-	-	-	S1	-	-	-	P	-	-	-	-	-	-	-	-	YES
Light Manufacturing	-	-	-	-	-	S1	-	-	P	P	P	P	-	-	-	-	-	-	-	YES
Manufacturing	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	YES
Laundry/cleaning plant	-	-	-	-	-	S1	S1	-	-	S1	P	P	-	-	-	-	-	-	-	YES
Bakery with on-premise sales (not a retail bakery)	-	-	-	-	-	P	P	-	S1	S1	P	P	-	-	-	S1	-	-	-	YES
Transportation terminal (passengers)	-	-	-	-	-	S1	P	-	-	-	P	S1	-	-	-	-	-	-	-	YES
Warehousing and Distribution	-	-	-	-	-	-	S1	-	S1	-	S1	S1	-	-	-	-	-	-	-	YES
Open Storage	-	-	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	-	-	-	YES
Research office/labs	-	-	-	-	-	S1	S1	-	P	-	P	P	-	-	-	P	-	-	-	YES
Data Warehousing	-	-	-	-	-	S1	-	-	S1	-	S1	S1	-	-	-	S1	-	-	-	YES
Planned Industrial Development	-	-	-	-	-	-	-	-	S1	S1	S1	S1	-	-	-	-	-	-	-	YES
List of Prohibited Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
<u>Accessory Uses</u>																				
Home Occupation (Section XI-F)	S2	S2	S2	S2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NO
Private day nursery or kindergarten, provided it shall not occupy more than 40% of the GFA of the structure and there shall be minimum of 100 SF of outside play area per enrolled child	P	P	P	P	P	P	P	S1	P	P	P	P	P	P	P	P	-	-	-	YES

<u>USES</u>	<u>R8</u>	<u>R20</u>	<u>R40</u>	<u>R80</u>	<u>RC¹</u>	<u>CBD</u>	<u>C</u>	<u>RCZD</u>	<u>OP</u>	<u>IL</u>	<u>I</u>	<u>IC</u>	<u>PUD</u>	<u>W/F</u>	<u>OSC</u>	<u>ESOD</u>	<u>HROD²</u>	<u>DAD</u>	<u>Site Plan Review Required</u>
Accessory professional office of a licensed medical or dental practitioner, podiatrist, chiropractor, lawyer, professional engineer, or professional architect in an existing dwelling.	S2	S2	S2	S2	P	P	P	P	P	P	P	P	P	-	-	P	-	-	YES
Accessory repair/storage facility in retail/service establishment provided it not occupy more than 25% gross floor area	-	-	-	-	-	P	S2	-	-	S2	S2	S2	-	-	-	-	-	-	YES
Accessory outside storage clearly necessary to the operation & conduct of a permitted principal wholesale, transportation, industrial, and/or commercial use provided: it shall be screened from outside view by an enclosed solid fence or wall and gate at least 10' in height or a solid wall of evergreens, when planted not more than 18" apart and at least 3' in height and a solid gate at least 10' in height not more than 20' in width.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Accessory manufacturing use provided: it shall not occupy more than 25% of the gross floor area of building, except in the light industrial district where it shall be not more than 30% of the gross floor area of the building; and it shall not be	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	YES



Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE **THIS IS NOT A CONTRACT**

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE REAL ESTATE 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. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

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

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: Seller's agent Buyer's agent Facilitator

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one: Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the Seller Buyer

Designated Agency

Only the licensee named herein represents the Seller Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below 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 to the consumer named herein:

Signature of Real Estate Licensee Janet Ryan Faulkner 9616868 Broker Salesperson _____ Today's Date
Printed Name of Real Estate Licensee License #

Keller Williams Realty Success 7874 _____
Name Real Estate Brokerage Firm Brokerage Firm Real Estate License #

Signature of Consumer _____ Printed Name of Consumer Buyer Seller _____ Today's Date

Signature of Consumer _____ Printed Name of Consumer Buyer Seller _____ Today's Date

Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017

TYPES OF AGENCY REPRESENTATION

SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. 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 licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. 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 licensee works as a facilitator that licensee assists the seller and/or 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 all real property honestly and accurately by disclosing known material defects 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. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at www.mass.gov/dpl/re.

DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. 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 a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at www.mass.gov/dpl/re.

Last Revised: January 24, 2017