

3 OAK STREET BEVERLY FARMS, MA FOR SALE

ASKING PRICE: \$3,000,000

Transit-Oriented Redevelopment Opportunity



LOCATION

Beverly Farms is one of the North Shore's most desirable communities, known for its coastal charm, historic character, and exceptional quality of life. Surrounded by multimillion-dollar homes and strong demographics, the area offers limited development opportunities and long-term value appreciation potential.

PARKING

There is little to no public parking available throughout the Beverly Farms village area, and this is the only site in Beverly Farms offering ample on-site parking.

PROPERTY SUMMARY

A rare opportunity to acquire ± 0.91 acres of commercially zoned land in the heart of Beverly Farms, one of Massachusetts' most affluent coastal communities. Located directly adjacent to the Beverly Farms MBTA Commuter Rail Station, the property offers exceptional potential for redevelopment, adaptive reuse, or long-term investment.



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KEY DETAILS

- ✓ Rare 0.91-acre development site
- ✓ Prime village-center location
- ✓ Direct access to the Beverly Farms MBTA Station
- ✓ Flexible CN zoning with multiple redevelopment possibilities*
- ✓ Walkable to restaurants, retail, and neighborhood amenities
- ✓ Approximately 20 miles from Downtown Boston
- ✓ Located in a high-income, supply-constrained market
- ✓ Strong residential and mixed-use development fundamentals



Redevelopment Opportunities*

- Mixed-Use Development
- Multifamily Residential
- Condominium Development
- Boutique Hospitality / Inn
- Retail & Restaurant Concepts
- Medical & Professional Office
- Wellness & Service Uses
- Adaptive Reuse Projects
- Transit-Oriented Development (TOD)
- Long-Term Land Investment

*Subject to municipal approvals and buyer verification.



PROPERTY DETAILS

- Site Area: ±39,701 SF (0.91 Acres)
- Existing Building: ±1,907 SF Office Building
- Total Finished Area: ±3,814 SF
- Zoning: CN (Neighborhood Commercial)
- Year Built: 1930
- Direct MBTA Commuter Rail Access

★ Development sites of this size and location rarely come to market in Beverly Farms. Combining direct commuter rail access, flexible commercial zoning, strong housing demand, and limited future supply, 3 Oak Street presents a compelling opportunity for investors, developers, and owner-users seeking value creation in one of Greater Boston's most desirable coastal markets. ★

DISCLAIMER:

Property offered subject to easements, restrictions, covenants, and agreements of record, including certain historic railroad-related rights and obligations that may affect a portion of the site, including parking areas. Buyer to independently verify all information and conduct its own due diligence.