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Baez of Associated Brokerage Group completes \$825,000 sale of 11,024 s/f, two-story office building

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Haverhill, MA Associated Brokerage Group (ABG) completed the sale of 25 Kenoza Ave., an 11,024 s/f, two-story office building, which closed for \$825,000. ABG commercial real estate advisor Francisco Baez was the lone representative in the transaction, representing both the seller, PGH REALTY, LLC, and buyer.

25 Kenoza Ave. is a class C office property residing on a 19,410 s/f lot (0.45 acre), and at time of sale had multiple tenants, including three law offices. The building is centrally located on Rte. 110, off Rte. 125, and is less than a half-mile to Haverhill City Hall, Haverhill District Court and Haverhill Public Library. Falling in the Commercial Central (CC) zoning, the property is near Main St., the city's foremost commercial corridor.

ABG Commercial Realty, with its headquarters in Cambridge and branches also in Haverhill and Quincy, was happy to have Baez broker the sale. For Baez, it was one of two office property sales north of Boston in May, demonstrating that although there may be lingering effects of COVID-19 on the economy in certain industries, there is still a need, desire and interest in acquiring office real estate.

Baez was also part of the team that sold 170 Common St. in Lawrence, a 29,000 s/f building that went for \$1.425 million, making it \$2.25 million of real estate sales transactions during one of the toughest economic stretches.

ABG is a locally owned commercial real estate brokerage firm specializing in the sale and leasing of office retail industrial and other unique commercial properties throughout Greater Boston and Eastern Massachusetts.

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