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## **SVN | Parsons Commercial Group | Boston completes two sales for Plover Capital LLC totaling \$4.55 million**

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138 South Broadway - Lawrence, MA

Andover, MA SVN | Parsons Commercial Group | Boston has completed two sales for Plover Capital LLC totaling \$4.55 million. Senior advisor, Marci Alvarado of SVN | Parsons represented the buyer, Plover Capital LLC in both transactions.

176 River Road - Andover, MA

The first transaction was the sale of 176 River Rd. in Andover for \$2.15 million. Fortis Net Real Estate represented the seller Ruffian, LLC. The building is a 6,160 s/f on 1.57 acres that was custom built for a single tenant. It is leased in its entirety to Community Vet Partners who has a long-term lease in place.

The second transaction was the sale of 138 South Broadway in Lawrence for \$2.4 million. Thomas Carroll of RE/Max Partners represented the seller, SCLR Realty, LLC. The building is a 10,200 s/f

single story retail building on .62 acres which is occupied by a single tenant, Dollar Tree, who has a long term lease commitment in place.

“It has been my pleasure working with the buyer, Plover Capital, LLC on these exciting investment acquisitions. These properties offered the buyer an opportunity to purchase these investment properties with cash flow in place and the opportunity for future upside,” Alvarado said.

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