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## Girolamo of Horvath & Tremblay brokers \$4.394m mixed-use sale

August 19, 2022 - Front Section



Beverly, MA Stephen Girolamo of Horvath & Tremblay arranged the sale of 188 Cabot St. The historic property sold for \$4.394 million, a per unit price of \$274,672.

188 Cabot St. is a mixed-use property, containing 16 units. The property is comprised of a three-story historic brick building with three retail suites, three office suites and ten condo-quality apartments made up of five one-bedroom/one-bathroom loft-style apartments, four one-bedroom/one-bathroom flats, and one studio apartment with 26,282 s/f of living area in 33,510 total gross s/f on a 0.25-acre parcel.

188 Cabot St. is located in a populated neighborhood in downtown. The building occupies an entire block and is situated along Cabot St. at the intersections of Cabot St. and Broadway and Cabot St. and Willis St. The property is located less than 0.3-miles from Beverly Depot with service to Boston on the Newburyport/Rockport Line, and one-mile from the Cummings Center, a two million s/f,

77-acre campus that is home to more than 600 companies and 4,000 employees. 188 Cabot St. is also on the municipal bus line and is within walking distance to amenities, area shopping, and public transportation. The property offers access to Rtes. 1, 1A, 128 and I-95.

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