



# 96 HANOVER ST

**NEWBURY, MA**

FOR SALE | MULTI-FAMILY DEVELOPMENT OPPORTUNITY  
CONCEPTUAL PLANS FOR UP TO 68 UNITS

- Frontage on Route 1
- 1.2 Miles to MBTA Station
- 3.1 Miles to Route 95



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



## PROPERTY SUMMARY



### LOCATION HIGHLIGHTS

- Directly off of Route 1
- 3.1 Miles to Route 95
- 3.8 Miles to Atlantic Ocean
- 0.5 Miles to Newbury Elementary School
- Falls within MBTA overlay district
- Little River frontage

### CONCEPTUAL DESIGN PLAN OPTIONS

1. Parking Under the Building with approximately 102 Spaces

- 68 Units - 50% One Bedrooms 50% Two and Three Bedrooms

- 51 Units - 100% Two and Three Bedrooms

2. Maximize Surface Parking with approximately 78 Spaces

- 39 Units - 100% Two and Three Bedrooms

- 52 Units - 50% One Bedroom 50% Two and Three Bedrooms

3. Townhouses with Individual parking Under Units and One Triple decker - 24 Units

- 21 Three bedroom townhouses

- 3 1 bedroom flats

### PROPERTY DESCRIPTION

Development Site on 5 AC for Sale

#### PROPERTY SPECIFICATIONS

Building Size:	4,000 SF +/-
Lot Size:	5 AC
Zoning:	I (Industrial Zoning District) and is in the MBTA overlay district
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,169	17,865	53,248
Total Population	21,217	41,723	128,867
Average HH Income	\$183,305	\$174,196	\$161,861





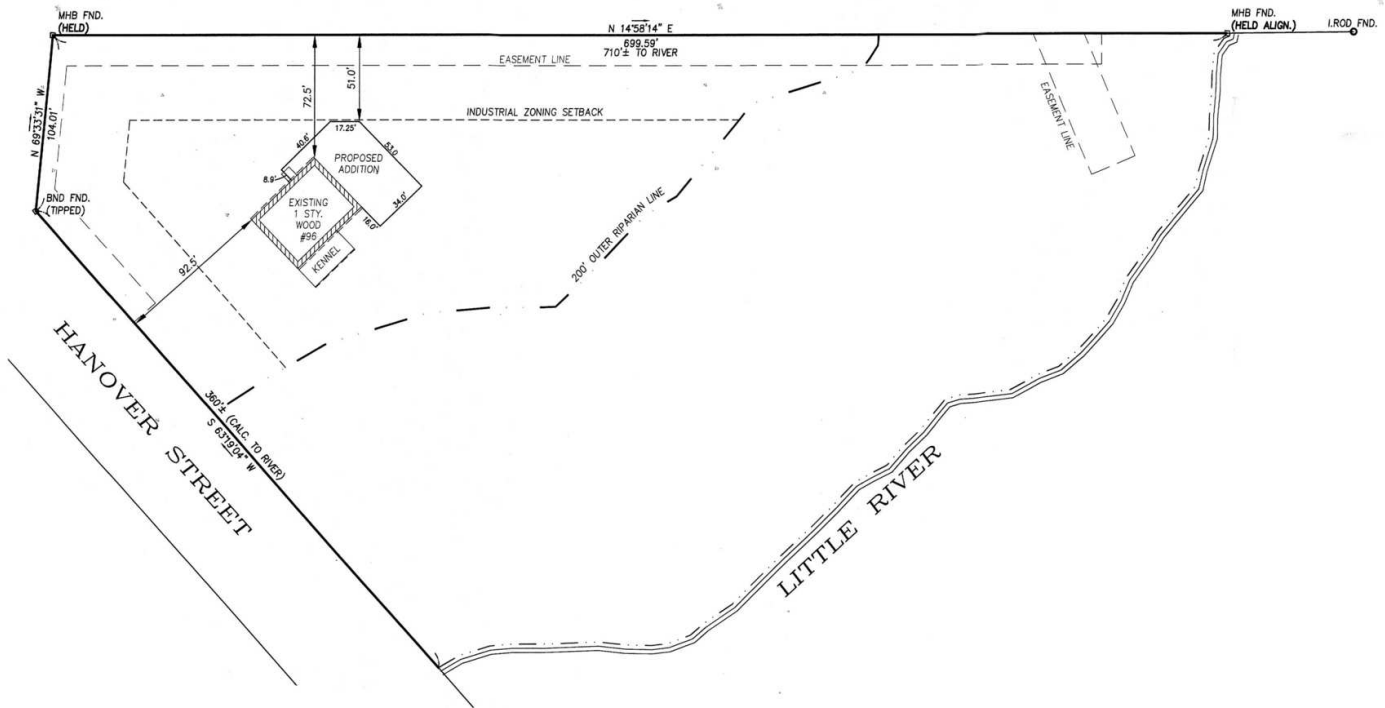






# SITE PLAN

## NEWBURYPORT (RTE. 1) TURNPIKE (1970 STATE HIGHWAY LAYOUT ALTERATION)







SALISBURY

SALISBURY

VISION MAX  
CINEMA

CVS

P

DOLLAR TREE

DQ Dairy Queen

7  
ELEVEN

planet fitness

NEWBURYPORT

PLUM ISLAND BEACH

T

1A

96 Hanover St, Newbury, MA

NEWBURY

OLD TOWN

DISTANCE TO

INTERSTATE  
95

3.2 MILES

ROUTE  
1

0 MILES

T

1.2 MILES

Atlantic  
Ocean

3.8 MILES



# 96 HANOVER ST

NEWBURY, MA

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FOR SALE | DEVELOPMENT SITE ON 5 AC

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