

# 1 Water St - Rivers Edge



Location: **Rivers Edge  
NW Corner  
Greater Merrimack Valley-Essex Cluster  
Greater Merrimack Valley- Submarket  
Essex County  
Haverhill, MA 01830**

Building Type: **Multi-Family/Apartments**

Status: **Built 1960**

Stories: **9**

RBA: **100,000 SF**

Typical Floor: **9,000 SF**

Total Avail: **6,718 SF**

% Leased: **0%**

Developer: **-**

Management: **Corcoran Management Company - Rivers Edge**

Recorded Owner: **Corcoran Management Company**

Parcel Number: **HAVE-000200-000004-000002**

Parking: **130 Surface Spaces are available; Ratio of 1.30/1,000 SF**

Amenities: **Balcony/Patio, Cable Ready, Card Key Access, Close to Public Transportation, Clubhouse/ Party Room, Corner Lot, Dishwasher, Fully-equipped kitchen , Gated, Laundry Facilities, Property Manager on Site, Self Cleaning Oven, Sprinkler System ...**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,359	3,359	3,359	\$12.00/mg	30 Days	1-5 yrs	Direct
P 1st	3,359	3,359	3,359	\$12.00/fs	Vacant	Negotiable	Direct

# 1 Water St - Rivers Edge(cont'd)



## UNIT MIX

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
Studio/1.0	17	10.4	350	1	\$791	\$791	\$2.26	\$2.26	\$791	\$791	\$2.26	\$2.26	0.0%
1/1.0	114	69.5	520	5	\$995	\$995	\$1.91	\$1.91	\$995	\$995	\$1.91	\$1.91	0.0%
2/1.0	33	20.1	675	2	\$1,238	\$1,238	\$1.83	\$1.83	\$1,238	\$1,238	\$1.83	\$1.83	0.0%

## CONCESSIONS BY UNIT MIX

Units					Concessions		
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
Studio/1.0	17	10.4	350	1	\$0.00	\$0.00	0.0%
1/1.0	114	69.5	520	5	\$0.00	\$0.00	0.0%
2/1.0	33	20.1	675	2	\$0.00	\$0.00	0.0%