

Presenting:

59 Newhall St

Lynn, MA 01902



8,544 SF Class C Warehouse Building
Built in 1958
Property is for sale at \$1,750,000 (\$204.82/SF)

Investment Information

59 Newhall St

Lynn, MA 01902

8,544 SF Class C Warehouse Building
Built in 1958
Property is for sale at \$1,750,000 (\$204.82/SF)



For Sale Data

Sale Price: **\$1,750,000**

Price/SF: **\$204.82**

Cap Rate: -

Days on Market: **1**

Sale Status: **Active**

Sale Conditions: **Redevelopment Project**

Sale Type: **Investment**

Sales Contacts

Coldwell Banker First Quality Realty

728-732 Salem St
Malden, MA 02148
(781) 322-2424

Juan Pabon

(781) 322-2424 *phone*

Notes

Subject to 1031 exchange. Land and building for sale. Any and all businesses on said property are not part of the sale.

Property Information

59 Newhall St

Lynn, MA 01902

8,544 SF Class C Warehouse Building
Built in 1958
Property is for sale at \$1,750,000 (\$204.82/SF)



Building Information

Bldg Type: Warehouse	Owner Type: Individual
Bldg Status: Built 1958	Owner Occupied: No
Class: C	Tenancy: Single Tenant
RBA: 8,544 SF	% Leased: 100.0%
Rent/SF/Yr: -	Ceiling Height: 15'0"
Bldg Vacant: 0 SF	Column Spacing: -
Warehouse Avail: -	Const Mat: Masonry
Office Avail: -	Rail Spots: None
Max Contig: -	Crane: -
Stories: 1	Loading Docks: None
Building FAR: 0.48	Drive Ins: 2
CAM: -	Rail Line: None
Land Area: 0.41 AC	Cross Docks: -
Lot Dimensions: -	Levelators: -
Smallest Space: -	Sprinklers: Yes
Zoning: R-5	

Parking: **16 Surface Spaces are available; Ratio of 1.87/1,000 SF**
Parcel No: **LYNN-000081-000589-000008, LYNN-000589-000008-000001, LYNN-000589-000037-000001**

Building Notes

Masonry warehouse with two electric drive-in doors located just off the Lynnway. Two outside parking areas with access from Newhall and Sagamore Streets. Five year old roof and sprinkler system throughout.

Location Information

59 Newhall St

Lynn, MA 01902

Metro Market: **Boston**

Submarket: **Route 128 North Ind/Saugus/Lynn Ind**

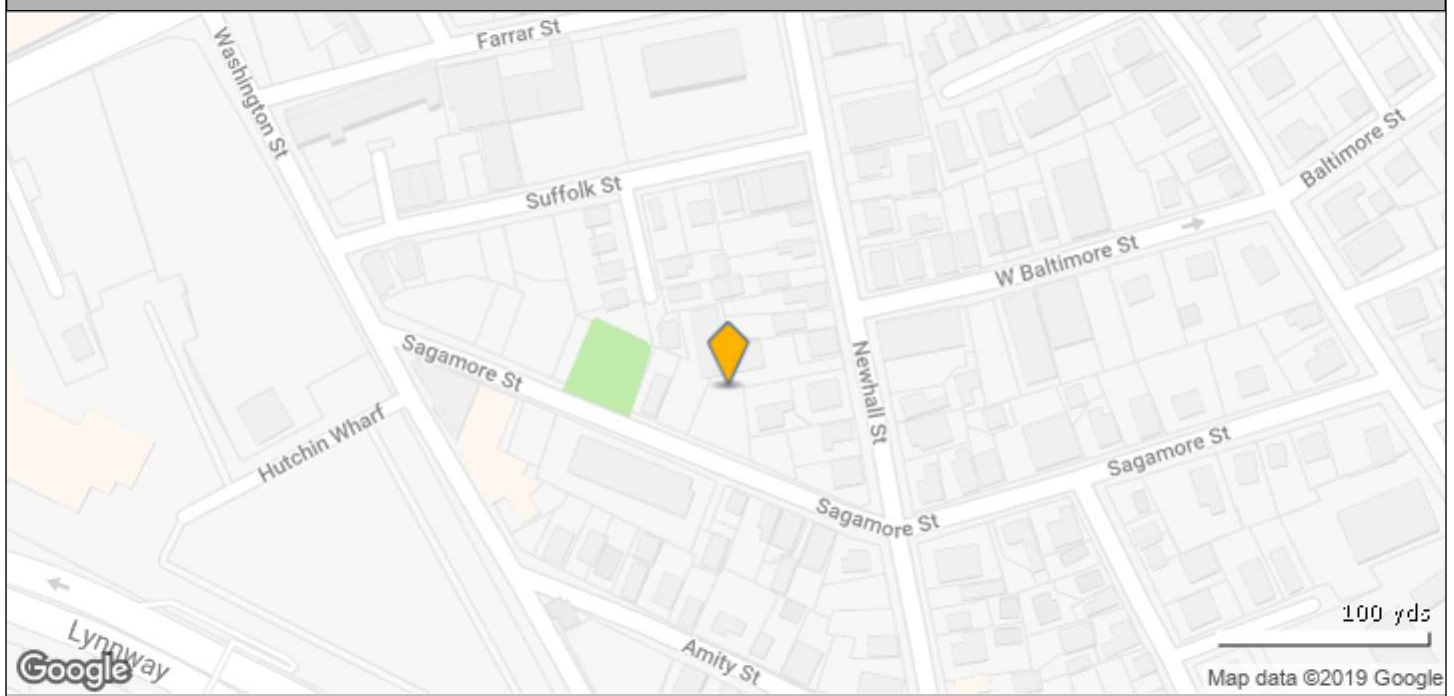
County: **Essex**



City Level



Street Level



Comps Information

59 Newhall St

Lynn, MA 01902

Bldg Type: **Industrial**
RBA: **8,544 SF**
Stories: **1**
Bldg Status: **Built 1958**
Land Area: **0.41 AC**

Sale Price: **\$1,750,000**
Price/SF: **\$204.82**
Cap Rate: **-**
Days on Market: **-**



298-300 Eastern Ave * Chelsea, MA 02150

Bldg Type: **Industrial**
RBA: **4,750 SF**
Stories: **1**
Bldg Status: **1980**
Land Area: **0.63 AC**

Sold Price: **\$1,700,000**
Price/SF: **\$357.89**
Cap Rate: **-**
Sold Date: **Sep 15, 2017**



Buyer: **Meseco Investments LLC**
Distance: **6.03 miles from subject property**

71 Webster Ave * Chelsea, MA 02150

Bldg Type: **Industrial**
RBA: **8,000 SF**
Stories: **1**
Bldg Status: **1926**
Land Area: **0.46 AC**

Sold Price: **\$1,500,000**
Price/SF: **\$187.50**
Cap Rate: **-**
Sold Date: **Aug 1, 2016**



Buyer: **165 Clark Avenue LLC**
Distance: **5.95 miles from subject property**

Bldg Type: **Industrial**
RBA: **8,000 SF**
Stories: **1**
Bldg Status: **1926**
Land Area: **0.46 AC**

Sold Price: **\$1,500,000**
Price/SF: **\$187.50**
Cap Rate: **-**
Sold Date: **Sep 16, 2016**



Buyer: **165 Clark Avenue LLC**
Distance: **5.95 miles from subject property**

944 Saratoga St * East Boston, MA 02128

Bldg Type: **Industrial**
RBA: **7,764 SF**
Stories: **1**
Bldg Status: **1965**
Land Area: **0.40 AC**

Sold Price: **\$1,550,000**
Price/SF: **\$199.64**
Cap Rate: **-**
Sold Date: **Jan 25, 2017**



Buyer: **CB Equities Saratoga Street LLC**
Distance: **6.21 miles from subject property**

Comps Information (cont'd)

19 Walley St * East Boston, MA 02128

Bldg Type: **Industrial** Sold Price: **\$1,850,000**
RBA: **5,272 SF** Price/SF: **\$350.91**
Stories: **1** Cap Rate: **-**
Bldg Status: **1910** Sold Date: **Jul 18, 2016**
Land Area: **0.34 AC**

Buyer: **Walley Nineteen LLC**
Distance: **5.75 miles from subject property**



7 Franklin St * Revere, MA 02151

Bldg Type: **Industrial** Sold Price: **\$1,300,000**
RBA: **17,000 SF** Price/SF: **\$76.47**
Stories: **1** Cap Rate: **-**
Bldg Status: **1935** Sold Date: **Feb 26, 2018**
Land Area: **1.89 AC**

Buyer: **JEK Enterprises LLC**
Distance: **4.04 miles from subject property**



192 Central St * Saugus, MA 01906

Bldg Type: **Industrial** Sold Price: **\$1,000,000**
RBA: **9,423 SF** Price/SF: **\$106.12**
Stories: **1** Cap Rate: **-**
Bldg Status: **1972** Sold Date: **Dec 29, 2017**
Land Area: **0.69 AC**

Buyer: **Central (te)**
Distance: **3.50 miles from subject property**



119R Foster St * Peabody, MA 01960

Bldg Type: **Industrial** Sold Price: **\$1,000,000**
RBA: **16,300 SF** Price/SF: **\$61.35**
Stories: **2** Cap Rate: **-**
Bldg Status: **1920** Sold Date: **May 4, 2018**
Land Area: **0.44 AC**

Buyer: **Jacob Realty of Florida, LLC**
Distance: **4.24 miles from subject property**



164 Blossom St * Lynn, MA 01902

Bldg Type: **Industrial** Sold Price: **\$1,100,000**
RBA: **11,703 SF** Price/SF: **\$93.99**
Stories: **1** Cap Rate: **-**
Bldg Status: **1975** Sold Date: **Jul 18, 2018**
Land Area: **0.27 AC**

Buyer: **McGrath Realty Trust**
Distance: **0.59 miles from subject property**



Comps Information (cont'd)

276 Lynnway * Lynn, MA 01901

Bldg Type: **Industrial**

RBA: **13,162 SF**

Stories: **1**

Bldg Status: **1959**

Land Area: **0.96 AC**

Sold Price: **\$1,500,000**

Price/SF: **\$113.96**

Cap Rate: **-**

Sold Date: **Apr 13, 2018**

Buyer: **Big Blue Real Estate LLC**

Distance: **0.38 miles from subject property**





FOR SALE
Call Bob at 408-555-1234