

# 100 Federal St



Office - Saugus/Lynn Submarket  
Lynn, MA 01905

14,777 SF RBA    0.19 AC Lot    1963 / 2000 Built / Renov

\$2.2M Sale Price    \$148.88 Price/SF

## Sale

For Sale    \$2,200,000 (\$148.88/SF)  
Sale Type    Investment or Owner User    Status    Active

## Sale Highlights

- condo mixed use development
- residential mutli unit mixed use
- 25-30 + units possible

## Building

Type    2 Star Office  
Location    Suburban

RBA    14,777 SF    Year Built    1963  
Stories    2    Year Renov    2000  
Typical Floor    7,388 SF  
Class    B

CoStar Est. Rent    \$18 - 22/mg (Office)  
Taxes    \$0.45/SF (2021)

Walk Score®    Very Walkable (86)  
Transit Score®    Some Transit (45)

## Land

Land Acres    0.19 AC    Land SF    8,398 SF  
Bldg FAR    1.76

Zoning    BD  
Parcel    LYNN-000038-000269-000014

## About the Owner

**James Irving**  
112 Federal St  
Lynn, MA 01905  
United States  
(781) 595-9833 (p)  
Since Mar 22, 2010

## Public Transportation

Commuter Rail	Drive	Distance
River Works Commuter Rail (Newburyport/Rockport Line)	5 min	1.5 mi
Lynn Commuter Rail (Newburyport/Rockport Line)	4 min	1.6 mi

  

Airport	Drive	Distance
Logan International Airport	16 min	9.1 mi

## Location

Zip    01905  
Submarket    Saugus/Lynn  
Submarket Cluster    Route 128 North  
Location Type    Suburban  
Market    Boston  
County    Essex  
State    Massachusetts  
CBSA    Boston-Cambridge-Newton, MA-NH  
DMA    Boston (Manchester), MA-NH-VT  
Country    United States

## Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	↑ 100.0%
Submarket 1-3 Star	3.4%	↓ -0.1%
Market Overall	9.8%	↑ 1.7%

  

Market Rent Per Area	Current	YOY Change
Submarket 1-3 Star	\$20.36/SF	↑ 1.5%
Market Overall	\$41.29/SF	↑ 1.3%

  

Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	57,562 SF	↓ -48.7%
Months on Market	5.5	↓ -3.3 mo

  

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume	\$3.88M	\$14.86M
Market Sale Price Per Area	\$192/SF	\$183/SF

## Property Contacts

True Owner    James Irving  
Recorded Owner    Irving Federal Street Llc  
Owner Type    Individual

Sale Broker    Barry Realty Group

## Assessment

2021 Assessment		
Improvements	\$81,800	\$21.29/SF
Land	\$184,600	\$48.05/SF
<b>Total Value</b>	<b>\$266,400</b>	<b>\$69.34/SF</b>

## Demographics

	1 mile	3 miles
Population	39,208	130,540
Households	13,383	49,300
Median Age	34	38.30
Median HH Income	\$58,908	\$69,902
Daytime Employees	13,106	39,790
Population Growth '21 - '26	↑ 1.38%	↑ 1.34%
Household Growth '21 - '26	↑ 1.43%	↑ 1.40%

## Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Western Ave	Salem Tpke SW	22,391	2018	1.17 mi
Ballard St	Salem Tpke SE	10,445	2018	1.31 mi
General Edwards Brg	Lynnway N	41,750	2018	1.54 mi
Lewis St	Kenwood Ter W	16,594	2018	1.86 mi
Central St	Winter St N	9,628	2020	2.14 mi
Lynnfield St	Millard Ave S	29,039	2018	2.17 mi
Ocean Street	Eastern Ave E	11,750	2020	2.31 mi
Eastern Ave	Oceanside Ter NW	12,455	2018	2.32 mi
Ocean St	Metropolitan Park St...	10,659	2018	2.34 mi
Ocean St	Metropolitan Park St...	10,913	2020	2.34 mi

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Property ID: 11600823

Images

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development pic2

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