

# 103 Harbor St



Auto Repair - Saugus/Lynn  
Submarket  
Lynn, MA 01902

2,140 SF GLA    0.11 AC Lot    1980 Built    \$500K Sale Price    \$233.65 Price/SF

## Sale

For Sale	\$500,000 (\$233.65/SF)		
Sale Type	Investment or Owner User	Status	Active
Sold Price	\$425,000 (\$198.60/SF)		
Date	Nov 2019		
Sale Type	Owner User		

## Building

Type	2 Star Retail Auto Repair		
Location	Suburban		
GLA	2,140 SF	Year Built	1980
Stories	2	Owner Occup	Yes
Typical Floor Class	1,070 SF C		
Ceiling Ht	12'-16'		
Docks	None		
Construction	Masonry		
CoStar Est. Rent	\$21 - 26/SF (Retail)		
Taxes	\$2.56/SF (2021)		
Opportunity Zone	Yes		
Walk Score®	Very Walkable (81)		
Transit Score®	Some Transit (47)		

## Land

Land Acres	0.11 AC	Land SF	4,792 SF
Bldg FAR	0.45		
Zoning	WF1		
Parcel	LYNN-000051-000746-000011		

## About the Owner

### Chavez, Alfredo

31 Mckinley St  
Revere, MA 02151  
United States  
(781) 289-8139 (p)  
Since Nov 12, 2020

## Space Features

24 Hour Access	Commuter Rail
Air Conditioning	

## Public Transportation

Commuter Rail	Drive	Walk	Distance
Lynn Commuter Rail (Newburyport/Rock...)	3 min	13 min	0.7 mi
River Works Commuter Rail (Newburypo...)	5 min		1.2 mi

Airport	Drive	Walk	Distance
Logan International Airport	15 min		8.5 mi

## Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	↑ 100.0%
Submarket 1-3 Star	2.5%	↓ -0.1%
Market Overall	2.8%	↓ -0.2%

Market Rent Per Area	Current	YOY Change
Submarket 1-3 Star	\$21.46/SF	↓ -2.3%
Market Overall	\$23.71/SF	↓ -3.2%

Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	66,688 SF	↑ 72.4%
Months on Market	13.5	↑ 6.4 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume	\$81.41M	\$15.75M
Market Sale Price Per Area	\$243/SF	\$233/SF

## Property Contacts

True Owner	Chavez, Alfredo
Owner Type	Individual
Sale Broker	Century 21 Tradition

## Demographics

	1 mile	3 miles
Population	36,719	123,648
Households	13,867	46,822
Median Age	34.80	38.20
Median HH Income	\$42,084	\$69,572
Daytime Employees	15,426	34,183
Population Growth '21 - '26	↑ 1.35%	↑ 1.35%
Household Growth '21 - '26	↑ 1.43%	↑ 1.41%

## Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
General Edwards Brg	Lynnway N	41,750	2018	1.20 mi
Lewis St	Kenwood Ter W	16,594	2018	1.21 mi
Western Ave	Salem Tpke SW	22,391	2018	1.41 mi
Ballard St	Salem Tpke SE	10,445	2018	1.60 mi
Ocean Street	Eastern Ave E	11,750	2020	1.67 mi
Eastern Ave	Oceanside Ter NW	12,455	2018	1.69 mi
Ocean St	Metropolitan Park St...	10,659	2018	1.69 mi
Ocean St	Metropolitan Park St...	10,913	2020	1.69 mi
Humphrey St	Kings Beach Ter E	3,949	2018	1.71 mi
Metropolitan Park St	Ocean St SW	17,017	2018	1.72 mi

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## Assessment

2021 Assessment			
Improvements	\$97,600	\$21.04/SF	
Land	\$121,700	\$26.23/SF	
Total Value	\$219,300	\$47.27/SF	52% of last sale

**Location**

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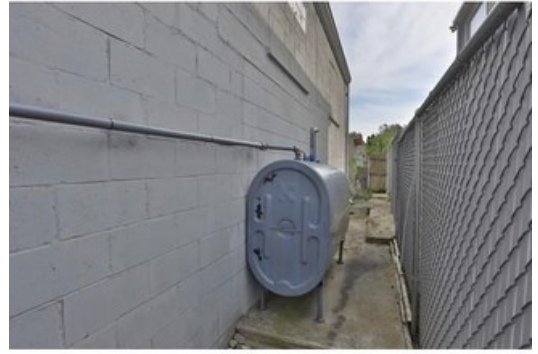
Zip	01902
Submarket	Saugus/Lynn
Submarket Cluster	Route 128 North
Location Type	Suburban
Market	Boston
County	Essex
State	Massachusetts
CBSA	Boston-Cambridge-Newton, MA-NH
DMA	Boston (Manchester), MA-NH-VT
Country	United States

Property ID: 11125802

Images



Primary Photo



Building Photo



Building Photo



Building Photo



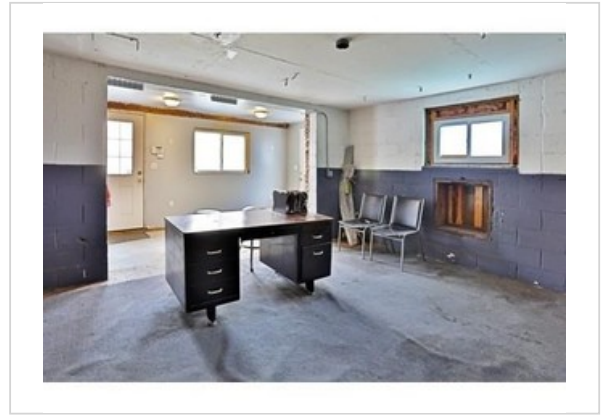
Building Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



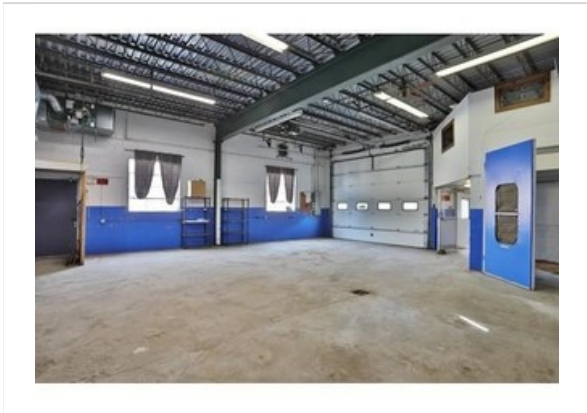
Interior Photo



Interior Photo



Interior Photo



Interior Photo