

Presenting:

# 164 Blossom St

Lynn, MA 01902



11,703 SF Class C Warehouse Building  
Built in 1975  
Property is for sale at \$5,500,000 (\$469.96/SF)

## Investment Information

### 164 Blossom St

Lynn, MA 01902

11,703 SF Class C Warehouse Building  
Built in 1975  
Property is for sale at \$5,500,000 (\$469.96/SF)



#### For Sale Data

Sale Price: **\$5,500,000**

Price/SF: **\$469.96**

Cap Rate: -

Days on Market: **1**

Sale Status: **Active**

Sale Conditions: -

Sale Type: **Investment Or Owner User**

#### Income Expense Data

Taxes: **\$28,554**

Operating Expense: -

**Total Est Expenses: \$28,554**

#### Sales Contacts

##### Bibby Real Estate Corporation

319-321 Lynnway  
Suite 300  
Lynn, MA 01901  
(781) 596-0400



##### Christopher J. Bibby

President  
(781) 596-0400 *phone*  
(781) 595-6112 *fax*

#### Notes

Zoned WF1 which allows 10 story residential BY RIGHT w mixed use on 1st floor. Located in Opportunity Zone. Vacant. Existing building can be used and in good condition. Walk to train station and ferry. Great Transit Oriented opportunity in fast growing Lynn, MA. One block back from ocean.

## Property Information

# 164 Blossom St

Lynn, MA 01902

11,703 SF Class C Warehouse Building  
 Built in 1975  
 Property is for sale at \$5,500,000 (\$469.96/SF)



## Building Information

Bldg Type: <b>Warehouse</b>	Owner Type: <b>Developer/Owner-RGNL</b>
Bldg Status: <b>Built 1975</b>	Owner Occupied: <b>Yes</b>
Class: <b>C</b>	Tenancy: <b>Single Tenant</b>
RBA: <b>11,703 SF</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: -	Ceiling Height: -
Bldg Vacant: <b>0 SF</b>	Column Spacing: -
Warehouse Avail: <b>11,700 SF</b>	Const Mat: <b>Masonry</b>
Office Avail: -	Rail Spots: <b>None</b>
Max Contig: <b>11,700 SF</b>	Crane: -
Stories: <b>1</b>	Loading Docks: -
Building FAR: <b>1.00</b>	Drive Ins: -
CAM: -	Rail Line: <b>None</b>
Land Area: <b>0.27 AC</b>	Cross Docks: -
Lot Dimensions: -	Levelators: -
Smallest Space: <b>11,700 SF</b>	Sprinklers: -
Zoning: <b>WF1</b>	
Feature: <b>Property Manager on Site</b>	
Parking: <b>Free Surface Spaces</b>	
Parcel No: <b>LYNN-000067-000745-000034</b>	

Floor	SF Avail	Floor Contia	Blda Contia	Rent/SF/yr + Svs	Occupancv	Term
	11,700	11,700	11,700	Withheld	12/2019	TBD

## Location Information

# 164 Blossom St

Lynn, MA 01902

Metro Market: **Boston**

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

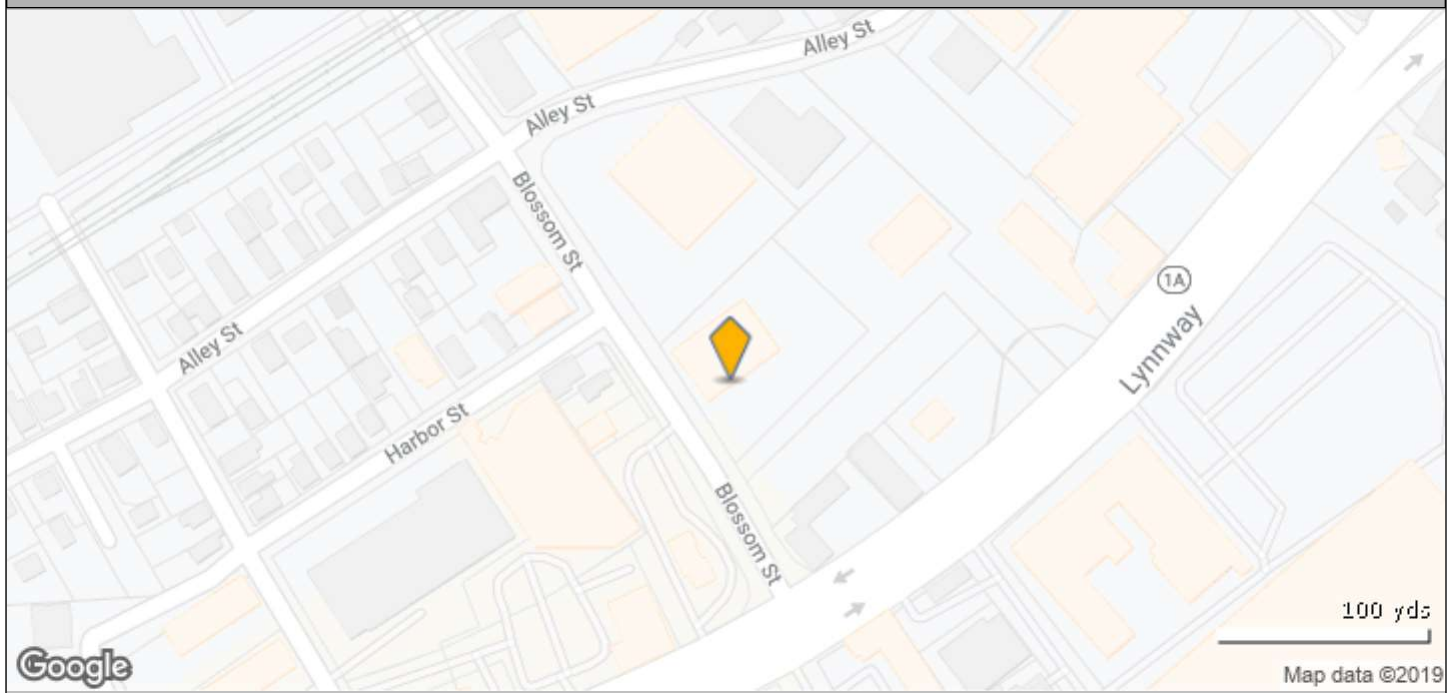
County: **Essex**



### City Level



### Street Level



## Comps Information

### 164 Blossom St

Lynn, MA 01902

Bldg Type: **Industrial**  
RBA: **11,703 SF**  
Stories: **1**  
Bldg Status: **Built 1975**  
Land Area: **0.27 AC**

Sale Price: **\$5,500,000**  
Price/SF: **\$469.96**  
Cap Rate: **-**  
Days on Market: **-**



### 420 Pearl St (5 Industrial Condo Units) \* Malden, MA 02148

Bldg Type: **Industrial**  
RBA: **61,638 SF**  
Stories: **-**  
Bldg Status: **-**  
Land Area: **-**

Sold Price: **\$5,800,000**  
Price/SF: **\$94.10**  
Cap Rate: **-**  
Sold Date: **Feb 13, 2019**



Buyer: **Osc 420 Pearl Llc**  
Distance: **0.00 miles from subject property**

### 64 Industrial Pky (2 Properties) \* Woburn, MA 01801

Bldg Type: **Industrial**  
RBA: **53,620 SF**  
Stories: **-**  
Bldg Status: **-**  
Land Area: **2.91 AC**

Sold Price: **\$4,500,000**  
Price/SF: **\$83.92**  
Cap Rate: **-**  
Sold Date: **Oct 25, 2018**



Buyer: **1 Adele Road Woburn Llc**  
Distance: **0.00 miles from subject property**

### 3 Strathmore Rd (2 Properties) \* Natick, MA 01760

Bldg Type: **Mixed**  
Class: **C**  
RBA: **30,601 SF**  
Stories: **-**  
Bldg Status: **-**

Sold Price: **\$4,500,000**  
Price/SF: **-**  
Cap Rate: **-**  
Sold Date: **Nov 20, 2017**



Buyer: **SSI 3 Strathmore MA LP**  
Distance: **0.00 miles from subject property**

### 270 Centre St (2 Industrial Condo Units) \* Holbrook, MA 02343

Bldg Type: **Industrial**  
RBA: **124,124 SF**  
Stories: **-**  
Bldg Status: **-**  
Land Area: **-**

Sold Price: **\$10,400,000**  
Price/SF: **\$83.79**  
Cap Rate: **-**  
Sold Date: **May 1, 2018**



Buyer: **Sebela BT Holdings Inc**  
Distance: **0.00 miles from subject property**

## Comps Information (cont'd)

### 101-107 Hampden St (3 Properties) \* Roxbury, MA 02119

Bldg Type: **Mixed** Sold Price: **\$3,500,000**  
Class: - Price/SF:  
RBA: Cap Rate: -  
Stories: - Sold Date: **Apr 2, 2018**  
Bldg Status: -

Buyer: **Waterstone Melnea Cass LLC**  
Distance: **0.00 miles from subject property**



### 1170 Massachusetts Ave (2 Properties) \* Dorchester, MA 02125

Bldg Type: **Mixed** Sold Price: **\$3,600,000**  
Class: - Price/SF:  
RBA: Cap Rate: -  
Stories: - Sold Date: **Sep 18, 2017**  
Bldg Status: -

Buyer: **EAI Mass Ave LLC**  
Distance: **0.00 miles from subject property**



### 140-150 Burke St (3 Properties) \* Nashua, NH 03060

Bldg Type: **Industrial** Sold Price: **\$3,500,002**  
RBA: **230,288 SF** Price/SF: **\$15.20**  
Stories: - Cap Rate: -  
Bldg Status: - Sold Date: **Feb 24, 2017**  
Land Area: **29.68 AC**

Buyer: **Burke Street Nashua LLC**  
Distance: **0.00 miles from subject property**



### 133 Flanders Rd (4 Properties) \* Westborough, MA 01581

Bldg Type: **Mixed** Sold Price: **\$7,008,750**  
Class: - Price/SF:  
RBA: **105,500 SF** Cap Rate: -  
Stories: - Sold Date: **Jul 6, 2017**  
Bldg Status: -

Buyer: **Adg Flanders Rd Westboro**  
Distance: **0.00 miles from subject property**



### 10 Bridge St (7 Properties) \* Watertown, MA 02472

Bldg Type: **Mixed** Sold Price: **\$9,750,000**  
Class: **C** Price/SF:  
RBA: **107,415 SF** Cap Rate: -  
Stories: - Sold Date: **Jan 31, 2017**  
Bldg Status: -

Buyer: **Bridge Street Owner LLC**  
Distance: **0.00 miles from subject property**



## Comps Information (cont'd)

### 1 Currant Rd (4 Properties) \* Fall River, MA 02720

Bldg Type: **Mixed**

Class: -

RBA: **89,580 SF**

Stories: -

Bldg Status: -

Sold Price: **\$5,200,000**

Price/SF:

Cap Rate: -

Sold Date: **Oct 21, 2016**

Buyer: **Madison FR Properties LLC**

Distance: **0.00 miles from subject property**





## Tenant Information

### 164 Blossom St

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Tenants in Building: **1**  
% Leased: **100.0%**  
Tenancy: **Single**  
Owner Occupied: **Yes**



Tenant	Industry	# Emp.	SF Occupied	Floor(s)	Move Date	Expiration Date
Jim McLaughlin's Lynnway Truck and	Personal Services	15	11,703	1	07/21/1993	Owned