

# 182 Myrtle St



Freestanding Retail - Saugus/Lynn Submarket Lynn, MA 01905

735 SF GLA    1920 Built    \$399.9K Sale Price    \$544.08 Price/SF

## Sale

For Sale    \$399,900 (\$544.08/SF)    Status    Active  
 Sale Type    Investment or Owner User

## Sale Highlights

- Prime location minutes from Rte. 1, 128, 107, 129
- Centrally Located along busy intersection w/continuous traffic
- Includes walk-in refrigerators, freezers, shelving, cash register, scale, lorex security camera & TV.

## Building

Type    2 Star Retail Freestanding  
 Location    Suburban  
 GLA    735 SF    Year Built    1920  
 Stories    1    Tenancy    Single  
 Typical Floor    735 SF    Owner Occup    No  
 Class    C    Sprinklers    Wet

CoStar Est. Rent    \$20 - 25/SF (Retail) <sup>?</sup>

Frontage    28' on Myrtle Street

Taxes    \$6.59/SF (2021)

Walk Score®    Car-Dependent (46)

Transit Score®    Some Transit (27)

Parking Type    Spaces

Surface    4

## Land

Zoning    BD  
 Parcel    LYNN-000040-000353-000067

## Tenants

Name	Lease Type	Rent/SF	Exp Date	SF Occupied
Aegean Market	-	-	-	-

Source: Listing Marketing Material

Name	SF Occupied
Aegean Market	-

Source: CoStar Research

## About the Owner

### Math Connection

5 W Mill St, Suite 2  
 Medfield, MA 02052  
 United States  
 (508) 359-0001 (p)

[themathconnection.com](http://themathconnection.com)

Since Oct 31, 2012

## Building Notes

The listing broker confirmed 182 Myrtle Street Lynn, MA is a 987 retail building that sold for \$90,500.

## Market Conditions

Vacancy Rates <sup>?</sup>	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 1-3 Star	2.5%	↓ -0.1%
Market Overall	2.8%	↓ -0.2%

Market Rent Per Area <sup>?</sup>	Current	YOY Change
Submarket 1-3 Star	\$21.50/SF	↓ -2.2%
Market Overall	\$23.77/SF	↓ -3.0%

Submarket Leasing Activity <sup>?</sup>	Current	YOY Change
12 Mo. Leased	66,688 SF	↑ 21.7%
Months on Market	13.5	↑ 6.4 mo

Submarket Sales Activity <sup>?</sup>	Current	Prev Year
12 Mo. Sales Volume	\$81.41M	\$15.75M
Market Sale Price Per Area	\$240/SF	\$232/SF

## Property Contacts

True Owner    Math Connection  
 Owner Type    Other - Private  
 Sale Broker    Lynnway Associates

## Demographics

	1 mile	3 miles
Population	25,738	132,891
Households	8,743	49,995
Median Age	35.10	38.30
Median HH Income	\$70,639	\$70,992
Daytime Employees	4,091	41,745
Population Growth '21 - '26	↑ 1.62%	↑ 1.41%
Household Growth '21 - '26	↑ 1.67%	↑ 1.46%

## Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Western Ave	Salem Tpke SW	22,391	2018	1.36 mi
Ballard St	Salem Tpke SE	10,445	2018	1.42 mi
Central St	Winter St N	9,628	2020	1.75 mi
Lynnfield St	Millard Ave S	29,039	2018	1.88 mi
General Edwards Brg	Lynnway N	41,750	2018	1.96 mi
Main St	McNaught Ln E	18,450	2020	1.98 mi
Main St	McNaught Ln E	18,953	2018	1.98 mi
Main St	Franklin St E	18,198	2018	2.10 mi
Main St	Vine St E	19,882	2018	2.15 mi
Walnut St	Kirkland St SE	32,347	2018	2.24 mi

Made with TrafficMetrix® Products

## Assessment

2021 Assessment		
Improvements	\$50,100	\$17.67/SF
Land	\$143,400	\$50.57/SF
Total Value	\$193,500	\$68.24/SF

### Public Transportation

Commuter Rail	Drive	Distance
River Works Commuter Rail (Newburyport/Rockport Line)	6 min	1.9 mi
Lynn Commuter Rail (Newburyport/Rockport Line)	6 min	2.3 mi

Airport	Drive	Distance
Logan International Airport	18 min	9.0 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

Property ID: 8333987

Images



Primary Photo



Building Photo



Building Photo



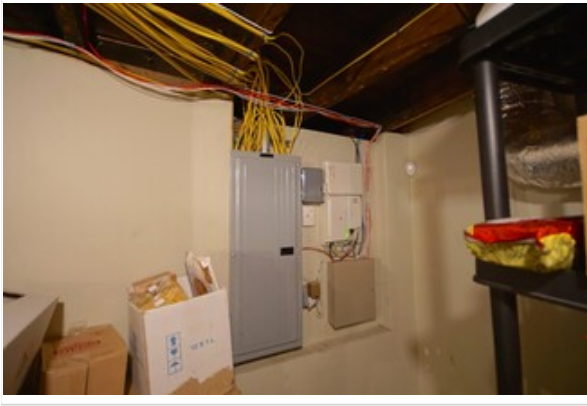
Interior Photo



Interior Photo



Interior Photo



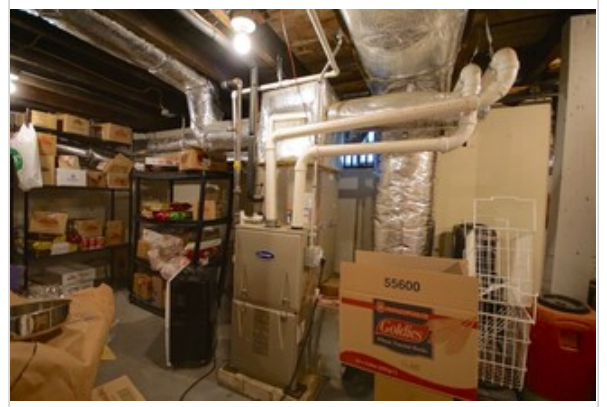
Interior Photo



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Interior Photo



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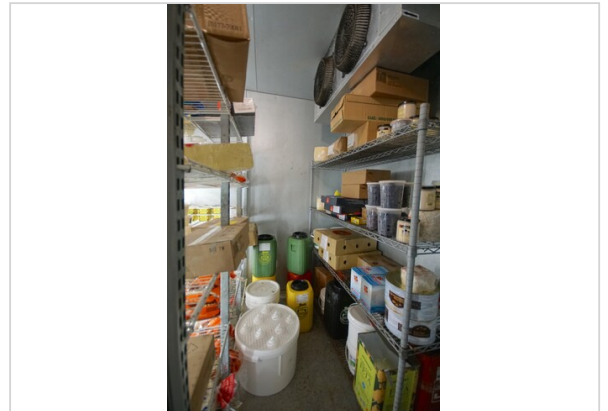
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