

270 Broadway - Wyoma Library



Office - Saugus/Lynn Submarket
Lynn, MA 01904

4,030 SF RBA	0.36 AC Lot	1913 Built	\$1.3M Sale Price	\$322.58 Price/SF
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Sale

For Sale	\$1,300,000 (\$322.58/SF)	Status	Active
Sale Type	Investment		
Sold Price	\$510,000 (\$126.55/SF)		
Date	Aug 2006		
Financing	1st Mortgage: Not Available		

Building

Type	2 Star Office		
Location	Suburban		
RBA	4,030 SF	Year Built	1913
Stories	2	Tenancy	Multi
Typical Floor	2,015 SF		
Class	C		
Construction	Masonry		

CoStar Est. Rent \$16 - 20/mg (Office)

Walk Score® Very Walkable (73)
Transit Score® Some Transit (28)

Parking Ratio 5.46/1,000 SF

Parking Type Spaces
Surface 22

Land

Land Acres	0.36 AC	Land SF	15,682 SF
Bldg FAR	0.26		
Zoning	R1, Lynn		
Parcel	LYNN-000074-000103-000009-000002-000002		

Building Notes

Property Description: Public Library

Public Transportation

Commuter Rail	Drive	Distance
Lynn Commuter Rail (Newburyport/Rockport Line)	6 min	2.3 mi
Swampscott Commuter Rail (Newburyport/Rockport Line)	6 min	2.7 mi
Airport	Drive	Distance
Logan International Airport	20 min	10.7 mi

Location

Zip	01904
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

	Current	YOY Change
<u>Vacancy Rates</u>		
Subject Property	0.0%	↔ 0.0%
Submarket 1-3 Star	3.4%	↓ -0.1%
Market Overall	9.8%	↑ 1.7%
<u>Market Rent Per Area</u>		
Submarket 1-3 Star	\$20.36/SF	↑ 1.5%
Market Overall	\$41.29/SF	↑ 1.3%
<u>Submarket Leasing Activity</u>		
12 Mo. Leased	57,562 SF	↓ -48.7%
Months on Market	5.5	↓ -3.3 mo
<u>Submarket Sales Activity</u>	Current	Prev Year
12 Mo. Sales Volume	\$3.88M	\$14.86M
Market Sale Price Per Area	\$192/SF	\$183/SF

Property Contacts

Sale Broker Century 21 Tradition

Assessment

2021 Assessment
Improvements \$287,000

Demographics

	1 mile	3 miles
Population	16,754	141,395
Households	6,183	53,412
Median Age	40.40	38.50
Median HH Income	\$87,749	\$71,787
Daytime Employees	2,892	49,527
Population Growth '21 - '26	↑ 1.29%	↑ 1.39%
Household Growth '21 - '26	↑ 1.31%	↑ 1.47%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Lynnfield St	Millard Ave S	29,039	2018	0.89 mi
Lewis St	Kenwood Ter W	16,594	2018	2.05 mi
Highland Ave	Traders Way NE	35,131	2020	2.08 mi
Corwin St	Lynnfield St S	1,861	2018	2.08 mi
1st Ave	Lynnfield St S	8,500	2018	2.14 mi
York Rd	Casco Rd NW	7,447	2020	2.16 mi
Lynnfield Street	Elmwood Cir E	29,842	2020	2.18 mi
Eastern Ave	Oceanside Ter NW	12,455	2018	2.31 mi
Ocean Street	Eastern Ave E	11,750	2020	2.32 mi
Humphrey St	Kings Beach Ter E	3,949	2018	2.34 mi

Made with TrafficMetrix® Products

Property ID: 4825065

Images



Primary Photo



Broadway Best Ext aerial



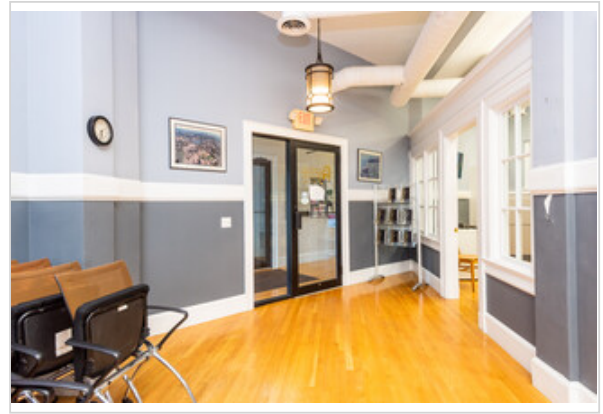
Broadway-ext main



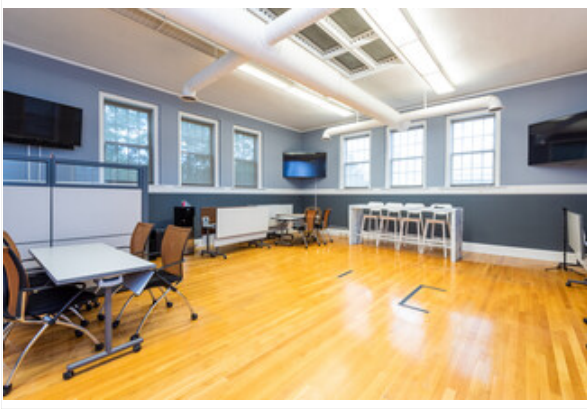
Broadway-detail entry



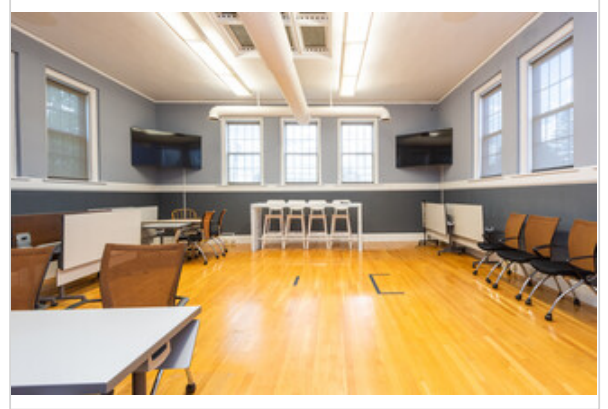
Broadway-side



Broadway-foyer



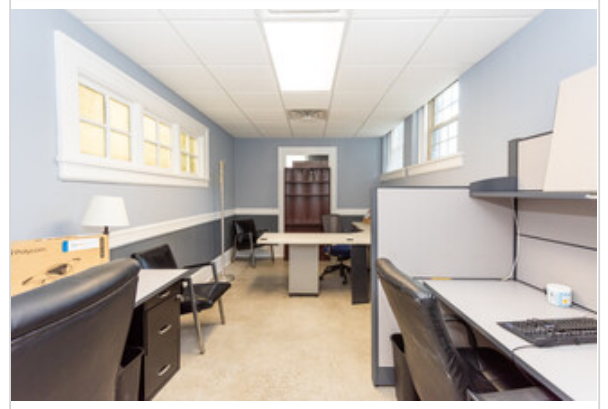
Broadway-large angele



Broadway-large room best



Broadway-kitchen



Broadway-lower long



Broadway-lower foyer



Broadway-bath