

Presenting:

811 Lynnway

Lynn, MA 01905



13,255 SF Freestanding Building
Built in 1960
Property is for sale at \$3,900,000 (\$294.23/SF)

Investment Information

811 Lynnway

Lynn, MA 01905

13,255 SF Freestanding Building
Built in 1960
Property is for sale at \$3,900,000 (\$294.23/SF)



For Sale Data

Sale Price: **\$3,900,000**

Price/SF: **\$294.23**

Cap Rate: -

Days on Market: **1**

Sale Status: **Active**

Sale Conditions: -

Sale Type: **Investment Or Owner User**

Income Expense Data

Taxes: **\$35,522**

Operating Expense: -

Total Est Expenses: \$35,522

Sales Contacts

Century 21 Tradition

319 Broadway St
Lynn, MA 01904
(781) 599-1776

Chris Brown

Broker, Founder
(781) 599-1776 *phone*

Property Information

811 Lynnway

Lynn, MA 01905

13,255 SF Freestanding Building
 Built in 1960
 Property is for sale at \$3,900,000 (\$294.23/SF)



Center Information

Center Type: Freestanding	Bldg Vacant: 0 SF
Bldg Status: Built 1960	CAM: -
Center Size: 13,255 SF	Zoning: WF1
% Leased: 100.0%	Owner Type: Individual
Rent/SF/Yr:	Owner Occupied: -
Stories: 1	Tenancy: Single Tenant
Elevators: -	Land Area: 1.08 AC
Total Avail: 13,255 SF	Lot Dimensions: -

Parcel No: **LYNN-000034-000796-000011**

Floor	SF Avail	Floor Contia	Blda Contia	Rent/SF/yr + Svs	Occupancv	Term
	13,255	13,255	13,255	Withheld	30 Days	TBD

Location Information

811 Lynnway

Lynn, MA 01905

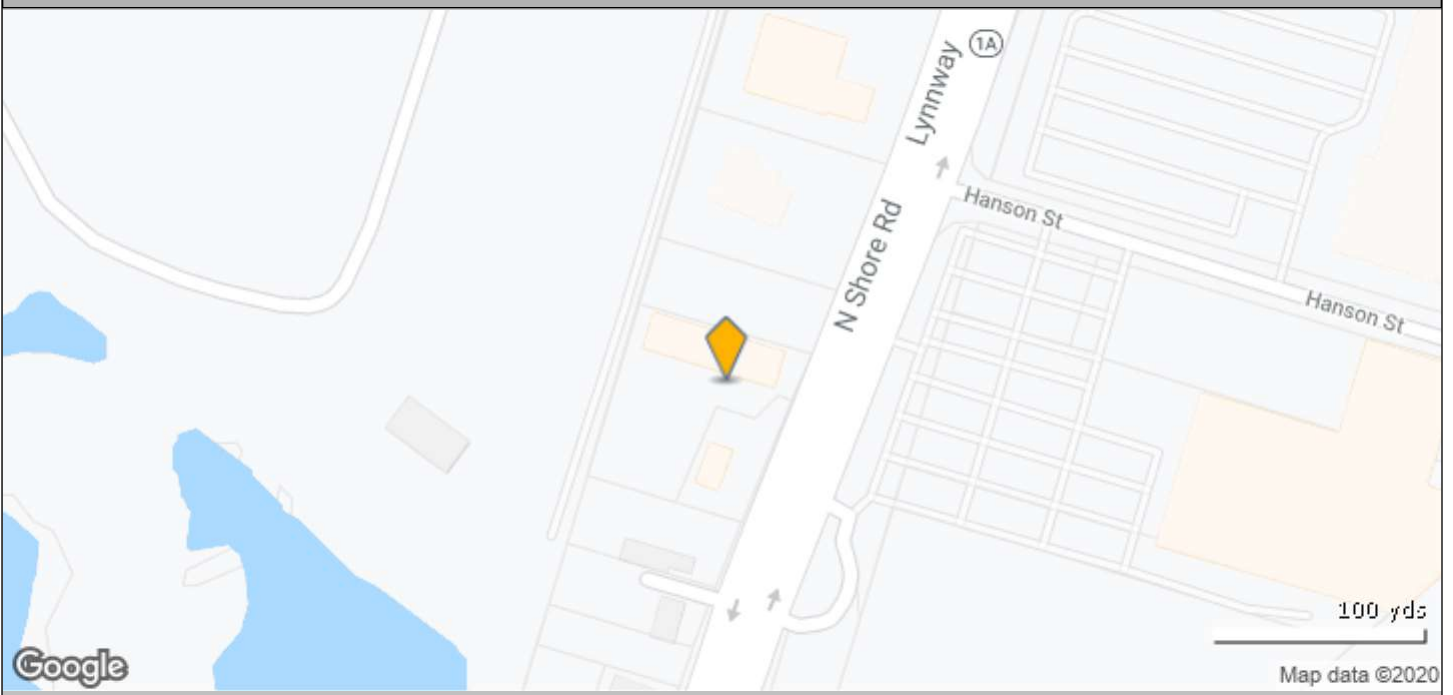
Metro Market: **Boston**
Submarket: **Route 128 North/Saugus/Lynn**
County: **Essex**



City Level



Street Level



Comps Information

811 Lynnway

Lynn, MA 01905

Center Type: Freestanding	Sale Price: \$3,900,000
Center Size: 13,255 SF	Price/SF: \$294.23
Stories: 1	Cap Rate: -
Bldg Status: Built 1960	Days on Market: -
Land Area: 1.08 AC	



2 Ford St (3 Properties) * Boston, MA 02128

Bldg Type: Mixed	Sold Price: \$2,200,000
Class: -	Price/SF: -
RBA: -	Cap Rate: -
Stories: -	Sold Date: Mar 22, 2019
Bldg Status: -	
Land Area: 0.36 AC	
Buyer: -	
Distance: 0.00 miles from subject property	



52-56 Washington Ave (2 Properties) * Chelsea, MA 02150

Bldg Type: Mixed	Sold Price: \$2,300,000
Class: -	Price/SF: -
RBA: -	Cap Rate: -
Stories: -	Sold Date: Jul 12, 2019
Bldg Status: -	
Land Area: 0.19 AC	
Buyer: Washington Investment Two LLC	
Distance: 0.00 miles from subject property	



1268 Broadway (3 Properties) * Saugus, MA 01906

Bldg Type: Mixed (Strip Center)	Sold Price: \$1,950,000
Class: -	Price/SF: -
RBA: -	Cap Rate: -
Stories: -	Sold Date: Jul 2, 2019
Bldg Status: -	
Land Area: 1.08 AC	
Buyer: Bjk Realty Llc	
Distance: 0.00 miles from subject property	



245 S Main St (2 Properties) * Middleton, MA 01949

Bldg Type: Mixed	Sold Price: \$2,000,000
Class: -	Price/SF: -
RBA: -	Cap Rate: -
Stories: -	Sold Date: Jun 28, 2019
Bldg Status: -	
Land Area: 2.65 AC	
Buyer: 245 South Main Street LLC	
Distance: 0.00 miles from subject property	



Comps Information (cont'd)

146-162 Humphrey St (3 Properties) * Swampscott, MA 01907

Center Type: **Retail** Sold Price: **\$2,255,000**
 Center Size: **21,155 SF** Price/SF: **\$106.59**
 Storie: - Cap Rate: -
 Bldg Status: - Sold Date: **Oct 30, 2018**
 Land Area: -

Buyer: **Alexandros Tsitos**
 Distance: **0.00 miles from subject property**



1-7 Dodge St (2 Properties) * Beverly, MA 01915

Bldg Type: **Mixed (Strip Center)** Sold Price: **\$3,925,000**
 Class: - Price/SF:
 RBA: Cap Rate: -
 Stories: - Sold Date: **Sep 28, 2018**
 Bldg Status: -

Buyer: **Dodge Street Holdings Llc**
 Distance: **0.00 miles from subject property**



205-209 Water St (2 Properties) * Wakefield, MA 01880

Center Type: **Retail** Sold Price: **\$2,500,000**
 Center Size: **13,899 SF** Price/SF: **\$179.87**
 Storie: - Cap Rate: -
 Bldg Status: - Sold Date: **Jun 27, 2018**
 Land Area: **2.34 AC**

Buyer: **Ssg Water Valley Wakefld**
 Distance: **0.00 miles from subject property**



97 2nd St (2 Properties) * Chelsea, MA 02150

Bldg Type: **Mixed** Sold Price: **\$3,225,000**
 Class: - Price/SF:
 RBA: **29,032 SF** Cap Rate: -
 Stories: - Sold Date: **Feb 12, 2018**
 Bldg Status: -

Buyer: **6097 Corner LLC**
 Distance: **0.00 miles from subject property**



309 Highland Ave (5 Properties) * Salem, MA 01970

Bldg Type: **Mixed** Sold Price: **\$3,000,000**
 Class: - Price/SF:
 RBA: Cap Rate: -
 Stories: - Sold Date: **Jan 18, 2018**
 Bldg Status: -

Buyer: **309-311 Highland Avenue, LLC**
 Distance: **0.00 miles from subject property**



Comps Information (cont'd)

35 Elm St (2 Properties) * Danvers, MA 01923

Center Type: **Retail**
Center Size: **18,354 SF**
Storie: -
Bldg Status: -
Land Area: **1.20 AC**

Sold Price: **\$3,028,703**
Price/SF: **\$165.02**
Cap Rate: -
Sold Date: **Dec 1, 2017**



Buyer: **Elm Street Associates LLC**
Distance: **0.00 miles from subject property**

Tenant Information

811 Lynnway

Lynn, MA 01905

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



Tenant	Industry	# Emp.	SF Occupied	Floor(s)	Move Date	Expiration Date
Northshore Auto Mall	Retailer	10		1		