

87 Oxford St



Office - Saugus/Lynn Submarket
Lynn, MA 01901

4,350 SF RBA	0.1 AC Lot	1931 Built	\$1.85M Sale Price	\$425.29 Price/SF
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Sale

For Sale	\$1,850,000 (\$425.29/SF)		
Sale Type	Owner User	Status	Active
Sold Price	\$440,000 (\$101.15/SF)		
Date	Jul 2008		
Sale Type	Owner User		

Building

Type	2 Star Office		
Location	Suburban		
RBA	4,350 SF	Year Built	1931
Stories	1	Tenancy	Multi
Typical Floor	4,350 SF	Owner Occup	Yes
Class	B	Elevators	None
Construction	Reinforced Concrete		
CoStar Est. Rent	\$18 - 22/mg (Office)		
Taxes	\$3.37/SF (2021)		
Opportunity Zone	Yes		
Walk Score®	Walker's Paradise (96)		
Transit Score®	Some Transit (49)		
Parking Ratio	0.32/1,000 SF		
Parking Type	Spaces		
Surface	3		

Land

Land Acres	0.10 AC	Land SF	4,356 SF
Bldg FAR	1.00		
Zoning	CBD		
Parcel	LYNN-000068-000634-000004		

Tenants

Name	SF Occupied
First Indemnity Insurance Group	3,000
Lynn Lockouts	-

Source: CoStar Research

Leasing Activity

Sign D...	Leased	Use	Rent	Services	Rent Ty...
Oct 2004	5,000 SF	Office	-	+UTIL	-

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	↑ 100.0%
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>		
12 Mo. Sales Volume	\$3.88M	\$14.86M
Market Sale Price Per Area	\$192/SF	\$183/SF

Property Contacts

True Owner	Andrew Biggio
Recorded Owner	Oxford 87 Trust
Owner Type	Other - Private
Property Manager	Andrew Biggio
Sale Broker	First Indemnity Insurance Group

Documents

For Sale

plot plan 2004

Assessment

2021 Assessment			
Improvements	\$464,800	\$106.28/SF	
Land	\$121,200	\$27.71/SF	
Total Value	\$586,000	\$133.99/SF	133% of last sale

Demographics

	1 mile	3 miles
Population	49,406	125,949
Households	18,497	47,687
Median Age	35	38.30
Median HH Income	\$44,881	\$70,802
Daytime Employees	15,990	35,253
Population Growth '21 - '26	↑ 1.26%	↑ 1.51%
Household Growth '21 - '26	↑ 1.33%	↑ 1.58%

About the Owner

Andrew Biggio

87 Oxford St
 Lynn, MA 01901
 United States
 (508) 257-4069 (p)
 Since Jul 28, 2008



First Indemnity Insurance Group

87 Oxford St
 Lynn, MA 01901
 United States
 (781) 581-2500 (p)
 (617) 426-6642 (f)
www.firstindemnity.net
 Since Jul 28, 2008

First Indemnity Insurance Group was inspired by a family business founded with the tradition values of hard work, customer focus and high standards of professionalism. In a small town of Winthrop just east of Boston proper, John M. Biggio founded Biggio Insurance in 1958, writing personal policies out of his home. He built his business and later hired several of his children and today the agency is a leading property & casualty lines writer in Massachusetts. With over 50 years of dedicated customer service, the agency is now known as the John M. Biggio Insurance Agency still located in Winthrop, MA.

Space Features

24 Hour Access

Building Notes

This is the old Equitable Bank building, which also has finished space in basement for the tenant to use.

Public Transportation

Commuter Rail	Drive	Walk	Distance
Lynn Commuter Rail (Newburyport/Rock...)	2 min	7 min	0.3 mi
Swampscott Commuter Rail (Newburypo...)	4 min		1.8 mi

Airport	Drive	Walk	Distance
Logan International Airport	17 min		9.5 mi

Location

Zip	01901
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

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Lewis St	Kenwood Ter W	16,594	2018	0.75 mi
Ocean Street	Eastern Ave E	11,750	2020	1.21 mi
Eastern Ave	Oceanside Ter NW	12,455	2018	1.22 mi
Ocean St	Metropolitan Park St...	10,659	2018	1.23 mi
Ocean St	Metropolitan Park St...	10,913	2020	1.23 mi
Humphrey St	Kings Beach Ter E	3,949	2018	1.25 mi
Metropolitan Park St	Ocean St SW	17,017	2018	1.26 mi
Redington Street	King St NE	1,750	2020	1.65 mi
Redington St	Sheridan Rd NE	2,094	2018	1.69 mi
Redington St	Sheridan Rd NE	1,620	2017	1.69 mi

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Property ID: 782489

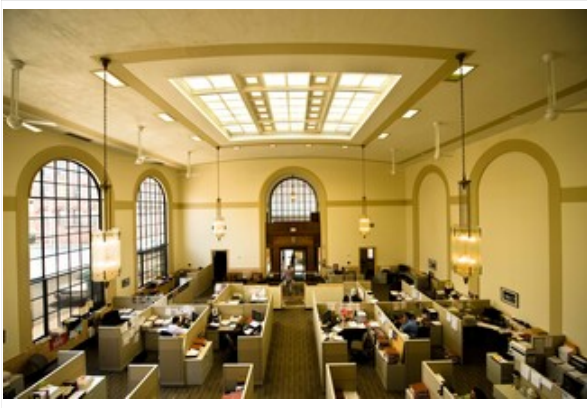
Images



Primary Photo



nh 2nd day (1 of 13)



nh 2nd day (5 of 13)