

240 Western Ave



Service Station - Saugus/Lynn
 Submarket
 Lynn, MA 01904

2,500 SF GLA	0.23 AC Lot	1948 Built	\$2M Sale Price	\$799.60 Price/SF
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Sale

For Sale \$1,999,000 (\$799.60/SF)
 Sale Type Investment or Owner User Status Active

Building

Type 2 Star Retail Service Station
 Location Suburban

GLA 2,500 SF	Year Built 1948
Stories 1	Tenancy Single
Typical Floor Class 2,500 SF C	Owner Occup No

CoStar Est. Rent \$20 - 24/SF (Retail)

Frontage 68' on Chestnut St
 77' on Western Ave

Taxes \$4.73/SF (2021)

Walk Score® Very Walkable (79)
 Transit Score® Some Transit (37)

Parking Ratio 3.20/1,000 SF

Parking Type Spaces
 Surface 8

Land

Land Acres 0.23 AC	Land SF 10,019 SF
Bldg FAR 0.25	
Zoning BD	
Parcel LYNN-000085-000485-000001	

About the Owner

Juan Valera
 2 Appleton St
 Lynn, MA 01902
 United States
 (781) 596-2721 (p)
 Since Jun 28, 2019

Public Transportation

Commuter Rail	Drive	Distance
Lynn Commuter Rail (Newburyport/Rockport Line)	4 min	1.6 mi
Swampscott Commuter Rail (Newburyport/Rockport Line)	4 min	1.9 mi

Airport	Drive	Distance
Logan International Airport	18 min	10.0 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

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	↑ 100.0%
Submarket 1-3 Star	2.5%	↓ -0.1%
Market Overall	2.8%	↓ -0.2%

Market Rent Per Area	Current	YOY Change
Submarket 1-3 Star	\$21.46/SF	↓ -2.3%
Market Overall	\$23.71/SF	↓ -3.2%

Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	66,688 SF	↑ 72.4%
Months on Market	13.5	↑ 6.4 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume	\$81.41M	\$15.75M
Market Sale Price Per Area	\$243/SF	\$233/SF

Property Contacts

True Owner Juan Valera
 Recorded Owner Jvs Realty Llc
 Owner Type Individual
 Sale Broker Barry Realty Group

Demographics

	1 mile	3 miles
Population	43,376	137,845
Households	15,257	51,991
Median Age	35.10	38.50
Median HH Income	\$61,774	\$72,777
Daytime Employees	11,688	39,162
Population Growth '21 - '26	↑ 1.10%	↑ 1.53%
Household Growth '21 - '26	↑ 1.17%	↑ 1.60%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Lewis St	Kenwood Ter W	16,594	2018	1.18 mi
Eastern Ave	Oceanside Ter NW	12,455	2018	1.47 mi
Ocean Street	Eastern Ave E	11,750	2020	1.48 mi
Humphrey St	Kings Beach Ter E	3,949	2018	1.51 mi
Ocean St	Metropolitan Park St...	10,659	2018	1.51 mi
Ocean St	Metropolitan Park St...	10,913	2020	1.51 mi
Metropolitan Park St	Ocean St SW	17,017	2018	1.53 mi
Lynnfield St	Millard Ave S	29,039	2018	1.77 mi
Redington Street	King St NE	1,750	2020	1.82 mi
Redington St	Sheridan Rd NE	1,620	2017	1.84 mi

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Documents

For Sale



Assessment

2021 Assessment		
Improvements	\$134,900	\$13.48/SF
Land	\$337,600	\$33.73/SF
Total Value	\$472,500	\$47.20/SF

Property ID: 11618205

Images



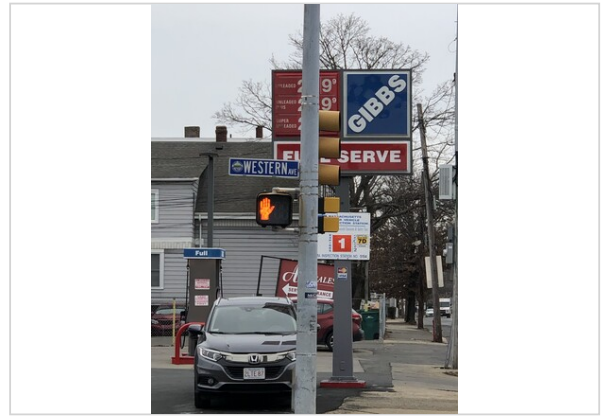
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pic1



pic2



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