

Property Summary Report

328-336 Broadway



Lynn, MA 01904 - Saugus/Lynn Submarket



BUILDING

Type	2 Star Retail Storefront Retail/Office
Tenancy	Multi
Year Built	1915
GLA	7,019 SF
Stories	2
Typical Floor	3,509 SF

LAND

Land Acres	0.14 AC
Zoning	BD
Parcels	LYNN-000073-000103-000060

EXPENSES

Taxes	\$1.93/SF (2022)
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TENANTS

Richard Covert TV & Appliances	2,316 SF	Newhalls Package Store	1,193 SF
Executive Pampering	400 SF	Lazy Dog Sports Bar	400 SF
Shamrock Entertainment	400 SF	All Live Entertainment	-
Barry & O'connor Insurance	-	Bergeron Floors	-
Jackie Transportation	-	Mavros and Fitzgerald	-
One Way Painting & Roofing	-	Peterson Construction	-
Progress Healthcare LLC	-		

FOR LEASE

Smallest Space	1,414 SF	Office/Ret Avail	1,414 SF
Max Contiguous	1,414 SF		
# of Spaces	1		
Vacant	1,414 SF		
% Leased	79.9%		
Rent	Withheld - CoStar Est. Rent \$22 - 27 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	1,414	1,414	1,414	Withheld	Vacant	Negotiable

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TRAFFIC & FRONTAGE

Traffic Volume	6,640 on Stanwood St & Western Ave E (0)
	39,948 on Broad St & Market St NE (0)
Frontage	94' on Broadway

Made with TrafficMetrix® Products

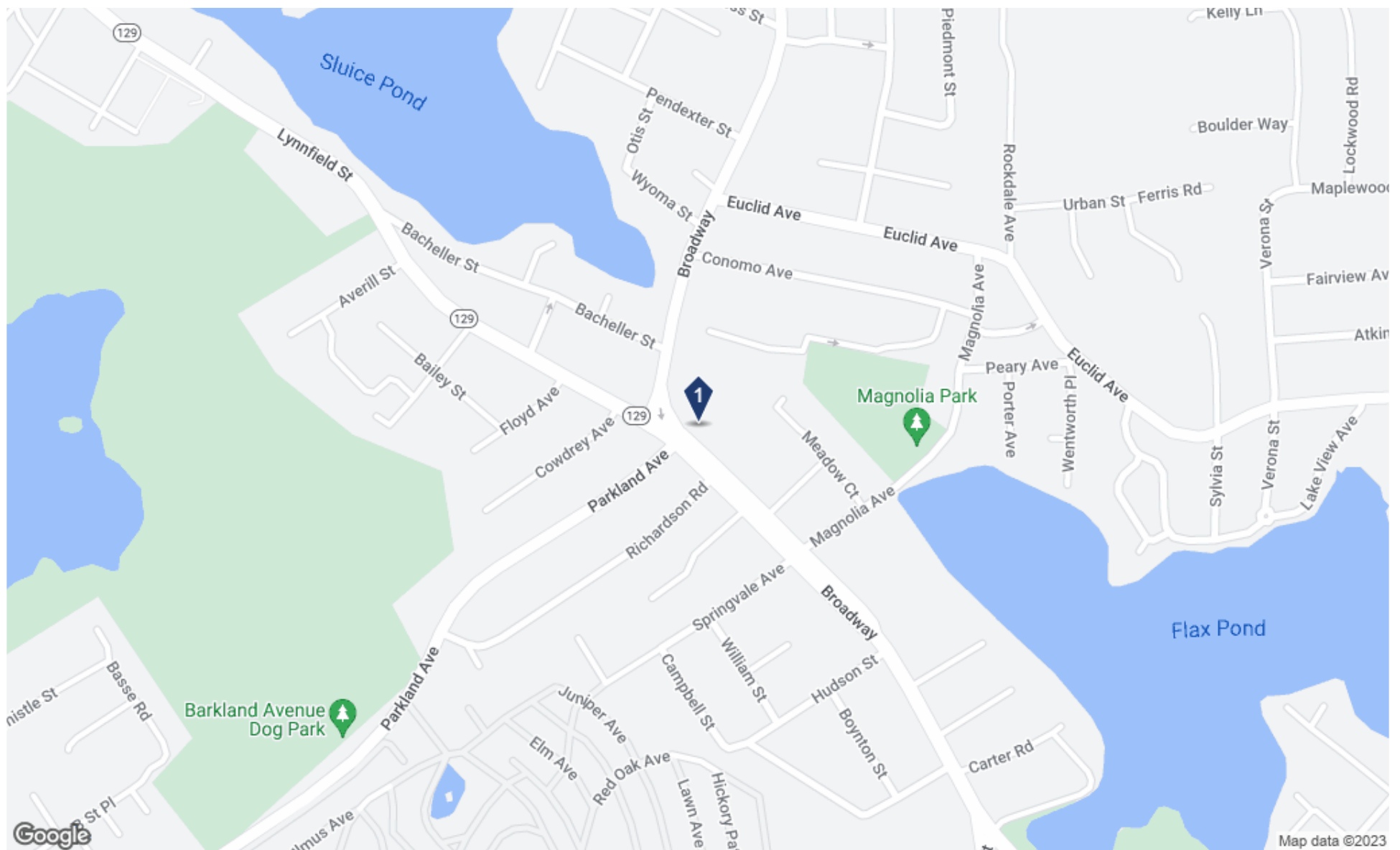
TRANSPORTATION

Commuter Rail	7 min drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport	21 min drive to Logan International Airport
Walk Score®	Very Walkable (74)
Transit Score®	Some Transit (28)

PROPERTY CONTACTS

True Owner	Richard Covert TV & Appliances 328-336 Broadway Lynn, MA 01904 (781) 599-4500 (p)	Recorded Owner	Covert
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Property Map Overview



Lease Availability Report

328-336 Broadway

Lynn, MA 01904 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1915
GLA:	7,019 SF
Floors:	2
Typical Floor:	3,509 SF

AVAILABILITY

Min Divisible:	1,414 SF
Max Contig:	1,414 SF
Total Available:	1,414 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.93 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	1,414	1,414	1,414	Withheld	Vacant	Negotiable

KEY TENANTS

Richard Covert TV & Appliances	2,316 SF	Newhalls Package Store	1,193 SF
Executive Pampering	400 SF	Lazy Dog Sports Bar	400 SF
Shamrock Entertainment	400 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	6,640 on Stanwood St & Western Ave (0)
	39,948 on Broad St & Market St (0)
Frontage:	94' on Broadway

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TRANSPORTATION

Commuter Rail:	7 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport:	21 minute drive to Logan International Airport
Walk Score ®:	Very Walkable (74)
Transit Score ®:	Some Transit (28)



Space Availability with Photo Report



328-336 Broadway
 Storefront Retail/Office - Saugus/Lynn Submarket
 Lynn, MA 01904



7,019
SF GLA

0.14
AC Lot

1915
Built

1,414
Max Contig SF

1,414
Available SF

\$22 - 27
CoStar Est. Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st		328-336 Broadway	Off/Ret	Direct	1,414	1,414	1,414	Withheld	Available	Vacant	Negotiable	Toner Real Estate

**328-336 Broadway
Lynn, MA 01904**

Building Size: **2 Stories**
7,019 SF Total Rentable Building Size

Building Status: **Existing Storefront Retail/Office Building Built in 1915**

Space Available: **1,414 SF**

Max Contig: **1,414 SF**

Smallest Space: **1,414 SF**

Rental Rate: -

Ceiling Height: -

Column Spacing: -

Sprinkler: -

Drive-In Bays: -

Loading Docks: -

Power: -

Building Expense: **2022 Tax @ \$1.93/sf**

Utilities: -

Features/Parking: -

328-336 Broadway

Partial 1st Floor

Lynn, MA

Available: **1,414 SF of Off/Ret, will not divide**
Building Contiguous: **1,414 SF**
Rent/SF/Yr: **Withheld**
Executive Suite: **N**

Floor Contiguous: **1,414 SF**
Rent/mo: **Withheld**

Services: **Negotiable**
Escalation:
Lease Out: **No Lease Pending**
Expense Stop:

Occupancy: **Vacant**
Term: **Negotiable**
Condition:
Space Amenities: **Basement, High Ceilings, Open-Plan**

Type: **Direct**
Listed: **15 Days**
Build Out:

Space Notes: **High trafficked area in Wyoma Sq. Large open space with a separate workshop area & an office. Basement for storage, 1/2 Bath. City metered parking lot behind building.**

Floor Plan

Floor plan not provided

Leasing Company

Toner Real Estate
444 Broadway
Lynn, MA 01904

Melissa Jeffery (508) 423-3210