

Property Summary Report

47 Myrtle St



Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type	3 Star Retail
Year Built	1880
GLA	1,864 SF
Stories	2
Typical Floor	932 SF

LAND

Land Acres	0.11 AC
Zoning	R2
Parcels	LYNN-000021-000334-000008

FOR LEASE

Smallest Space	1,864 SF
Max Contiguous	1,864 SF
# of Spaces	1
Vacant	1,864 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent \$22 - 27 (Retail)

Retail Avail	1,864 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,864	1,864	1,864	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

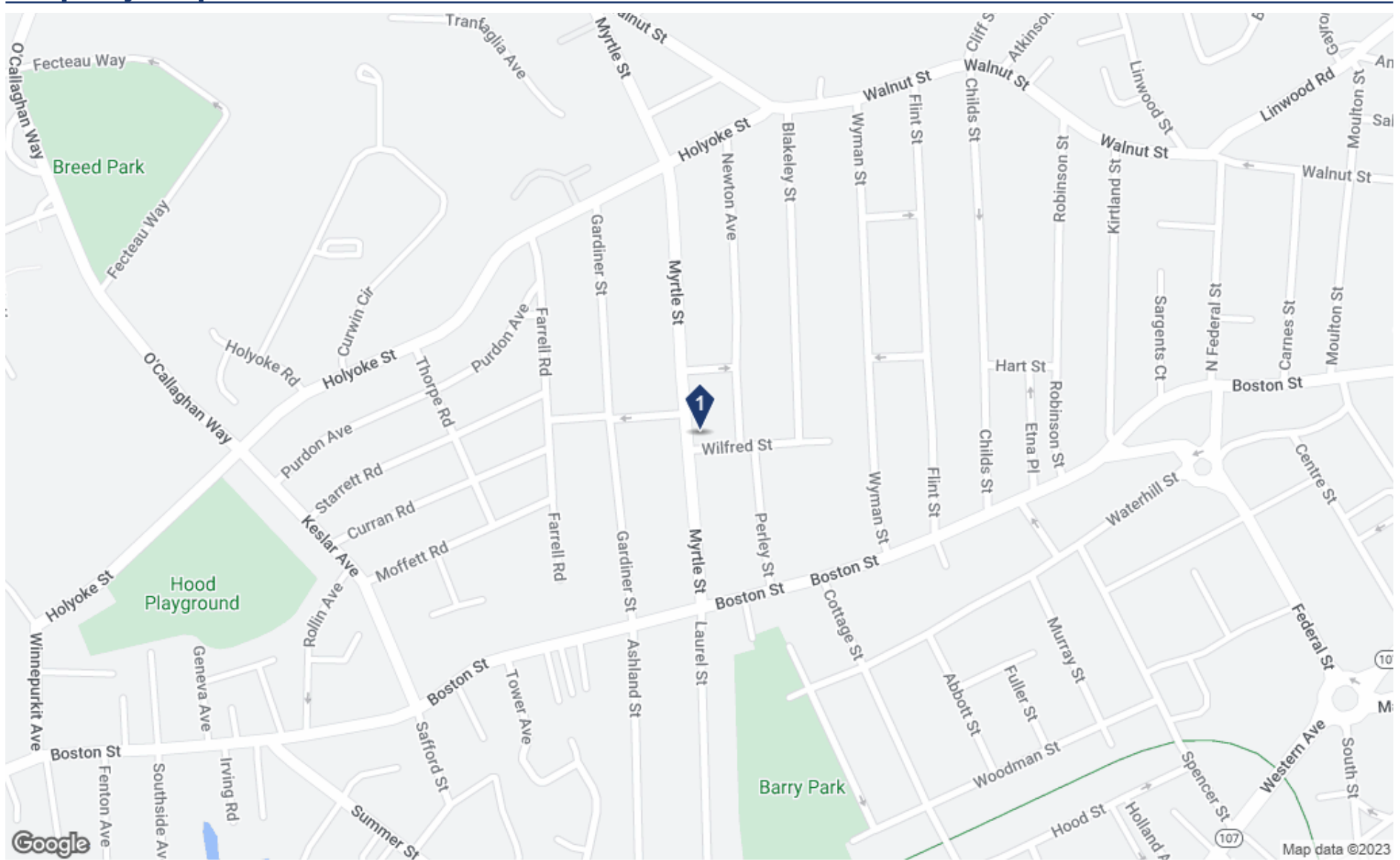
Traffic Volume	20,524 on Western Ave & Salem Tpke SW (0) 41,490 on General Edwards Brg & Lynnway N (0)
Frontage	162' on Myrtle Street

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail	6 min drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport	18 min drive to Logan International Airport
Walk Score®	Very Walkable (78)
Transit Score®	Some Transit (42)

Property Map Overview



Space Availability with Photo Report



47 Myrtle St
Retail - Saugus/Lynn Submarket
Lynn, MA 01905



1,864
SF GLA

0.11
AC Lot

1880
Built

1,864
Max Contig SF

1,864
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		47 Myrtle St	Retail	Direct	1,864	1,864	1,864	Withheld	Available	Vacant	Negotiable	Clements Realty Group

Lease Availability Report

47 Myrtle St

Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Year Built:	1880
GLA:	1,864 SF
Floors:	2
Typical Floor:	932 SF

AVAILABILITY

Min Divisible:	1,864 SF
Max Contig:	1,864 SF
Total Available:	1,864 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,864	1,864	1,864	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	20,524 on Western Ave & Salem Tpke (0)
	41,490 on General Edwards Brg & Lynnway (0)
Frontage:	162' on Myrtle Street

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TRANSPORTATION

Commuter Rail:	6 minute drive to River Works Commuter Rail (Newburyport/Rockport Line)
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Walk Score ®:	Very Walkable (78)
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47 Myrtle St

Partial 1st Floor

Lynn, MA

Available: **1,864 SF of Retail, will not divide**
Building Contiguous: **1,864 SF**
Rent/SF/Yr: **Withheld**
Executive Suite: **N**

Floor Contiguous: **1,864 SF**
Rent/mo: **Withheld**

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

Occupancy: **Vacant**
Term: **Negotiable**
Condition:

Type: **Direct**
Listed: **5 Wks**
Build Out:

Space Notes: **Very versatile commercial space available on the corner of Myrtle Street and Wilferd Street in Lynn. Approximately 2,000 square feet plus of space in one level building with one small bathroom currently. Gas heating paid by tenant. There is a loading dock at the back of the building next to approximately two parking spots. There is a large grassy area to the left of the building that can also be paved. This is an excellent space that would work well for many different types of businesses. First month, last month, and half month brokerage fee to listing office.**

Floor Plan

Floor plan not provided

Leasing Company

Clements Realty Group
328-336 Broadway
Lynn, MA 01904

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