

Patti LeBlanc Century 21 North East
cell 978-766-6388



MLS # 73231826 - New
Commercial/Industrial - Office

297 Broadway
Lynn, MA: Wyoma, 01904-1857
Essex County

List Price: \$1,495,000

Directions: Wyoma Square located between Lynnfield St and Broadway

Remarks
The Lynch is a commercial building located in the highly desirable Wyoma Square area of Lynn, MA. With a spacious area of 3754 ft.², the tri-level design offers flexibility and functionality. It includes open office areas, private offices, conference rooms, and bathrooms on each floor. The finished basement adds value with storage or additional office space (1474 ft). This building is an impressive choice for businesses seeking a professional and convenient space in the vibrant Wyoma Square area of Lynn, MA.

Building & Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|--------------------------|----------|--------------------------------------|-------------------|--------------------------------------|
| Residential: | 0 | 0 | Land: \$336,600 | Space Available For: For Sale |
| Office: | 3 | 3,754 | Bldg: \$569,500 | Lease Type: |
| Retail: | 0 | 0 | Total: \$906,100 | Lease Price Includes: |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 3 | 21E on File: No |
| Total: | 3 | 3,754 | # Units: 3 | |
| Drive in Doors: 0 | | Expandable: Unknown | | Gross Annual Inc: |
| Loading Docks: 0 | | Dividable: Unknown | | Gross Annual Exp: |
| Clearing Height: | | Elevator: No | | Net Operating Inc: |
| Restrooms: 5 | | Sprinklers: Yes | | Special Financing: No |
| Handicap Accessibl: | | Railroad siding: | | Assc: No Assoc Fee: |
| Lot Size: 10,013 Sq. Ft. | | Frontage: | | Traffic Count: |
| Acres: 0.23 | | Depth: | | Lien & Encumb: |
| Survey: Yes | | Subdivide: | | Undrgrnd Tank: Unknown |
| Site Plan: Yes | | Parking Spaces: 12 | | Easements: |
| Owner Owned: No | | Short Sale w/Lndr.App.Reg: No | | |

Features

Construction: **Frame**
Location: **Free Standing, Public Transportation, Corner Lot**
Parking Features: **Open, 11-20 Spaces, Improved Driveway, Paved Driveway**
Roof Material: **Shingle, Asphalt/Fiberglass Shingles**
Site Condition: **Level, Improved**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Tenants furniture**
Year Established: **2002**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:074 B:102 L:011**
Assessed: **\$906,100**
Tax: **\$18,285** Tax Year: **2024**
Book: **31890** Page: **244**
Cert:
Zoning Code: **BD**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1WA**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Century 21 North East**  (978) 774-2770

Listing Agent: **Patti LeBlanc**  (978) 766-6388

Team Member(s): **Ali Ambrose (978) 502-5672**

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**

Special Showing Instructions: **Accompanied showings , reasonable notice required .**

Market Information

Listing Date: **5/1/2024**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date:

Original Price: **\$1,495,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)

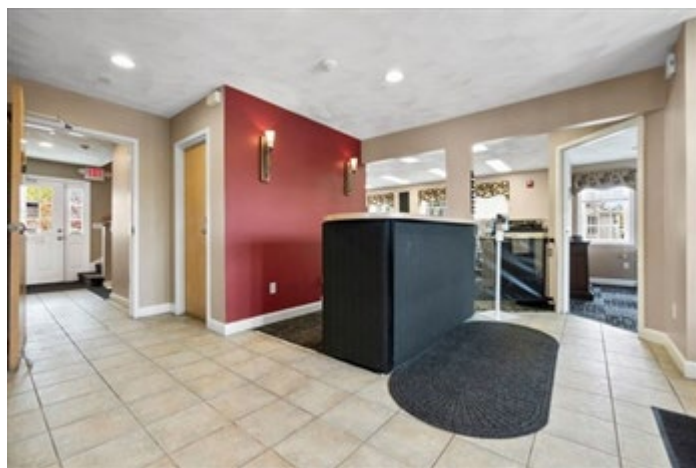
Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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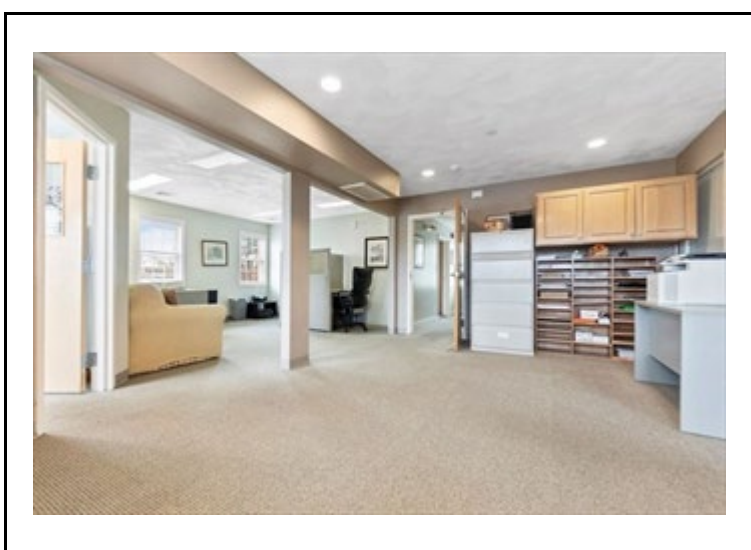
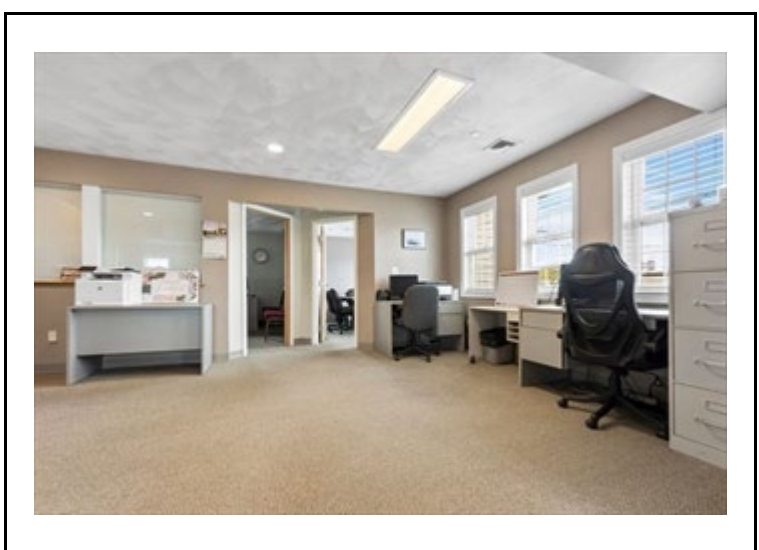
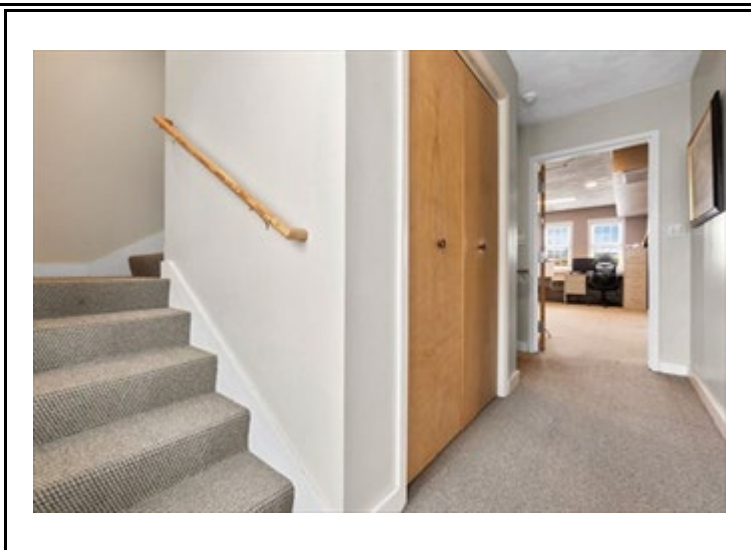
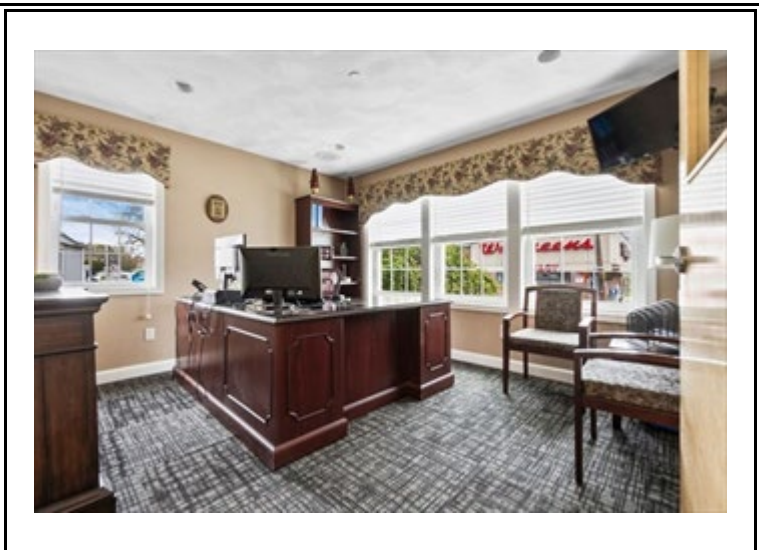
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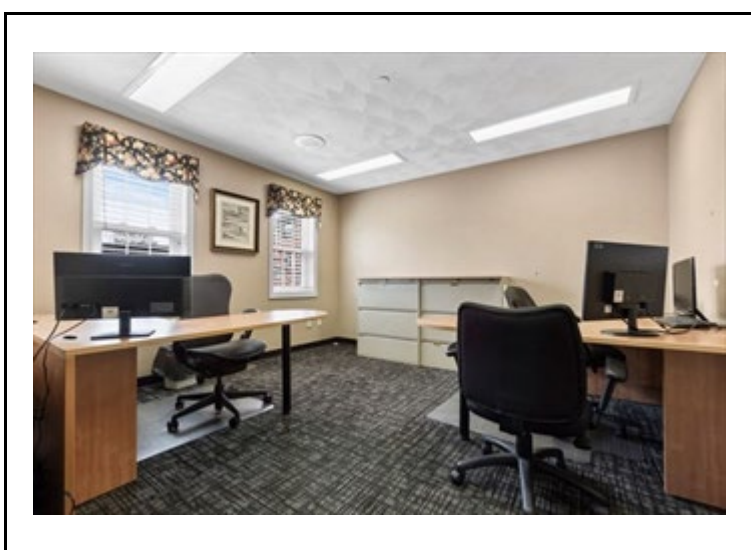
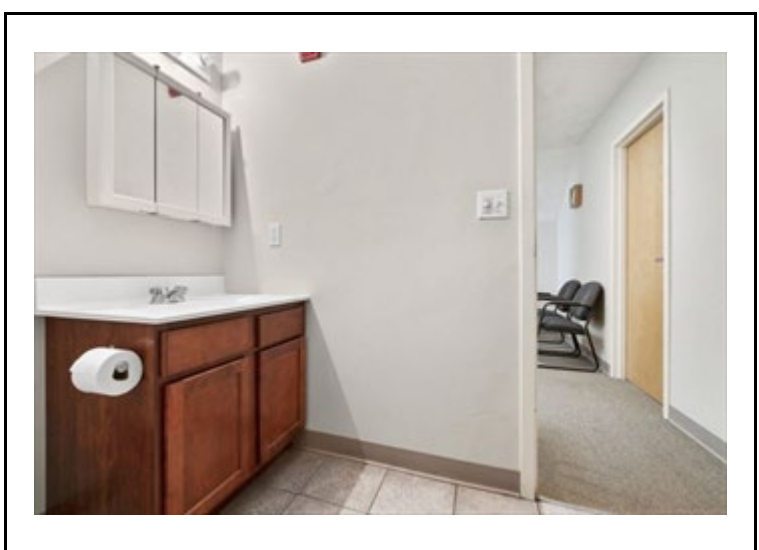
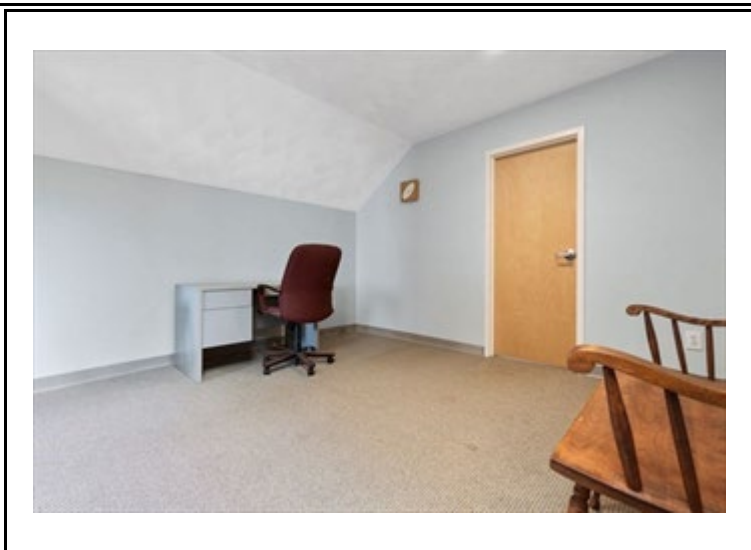
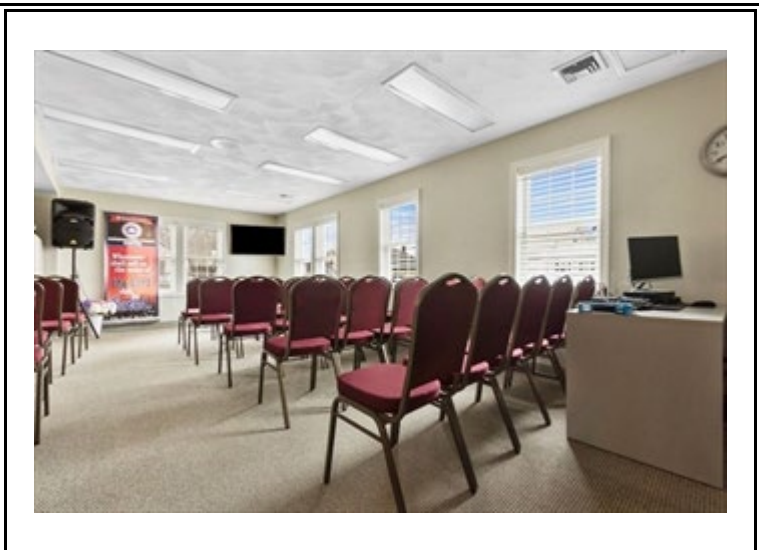
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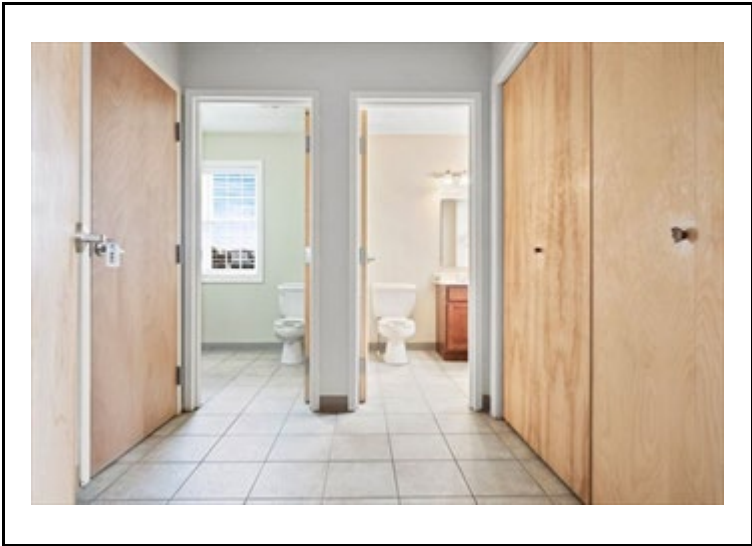
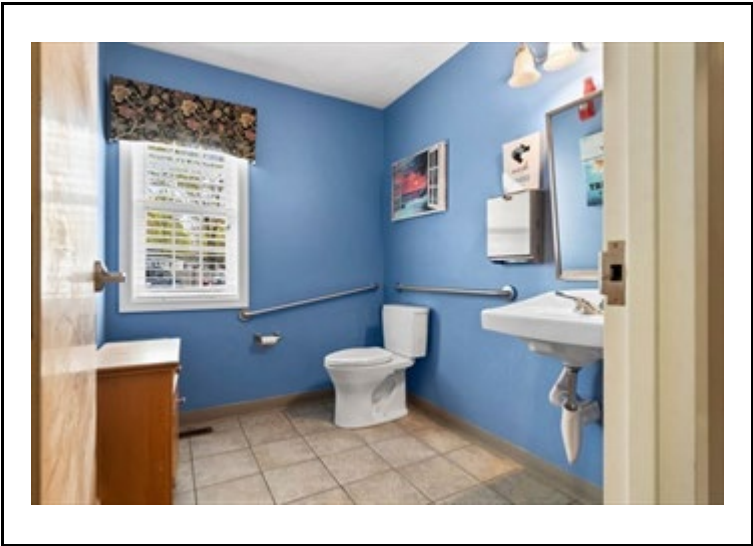




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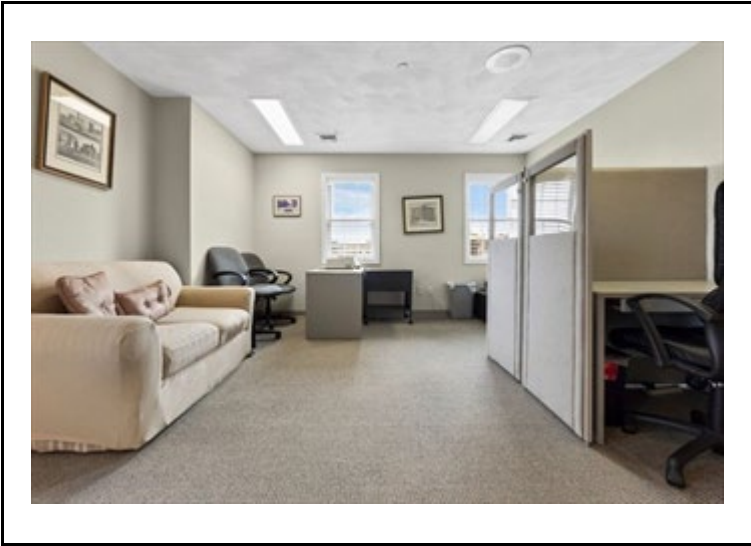
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