

For Sale Summary Report

For Sale: 30 Western Ave



Lynn, MA 01904 - Saugus/Lynn Submarket



FOR SALE DETAILS

Price	\$1,200,000
Price/SF	\$271.74
On Market	73 Days
Last Updated	Feb 13, 2023
Status	Active
Sale Type	Investment or Owner User
Investment Type	Core

BUILDING

Type	3 Star Retail
Location	Suburban
GLA	4,416 SF
Floors	2
Typical Floor	2,208 SF
Year Built	1927
Tenancy	Single

SALES CONTACTS

Sales Company	Lillian Montalto Signature Properties
	Wayne Altavilla
	32 Park St
	Andover, MA 01810
	United States
	(978) 475-1400 (p)

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MARKET CONDITIONS

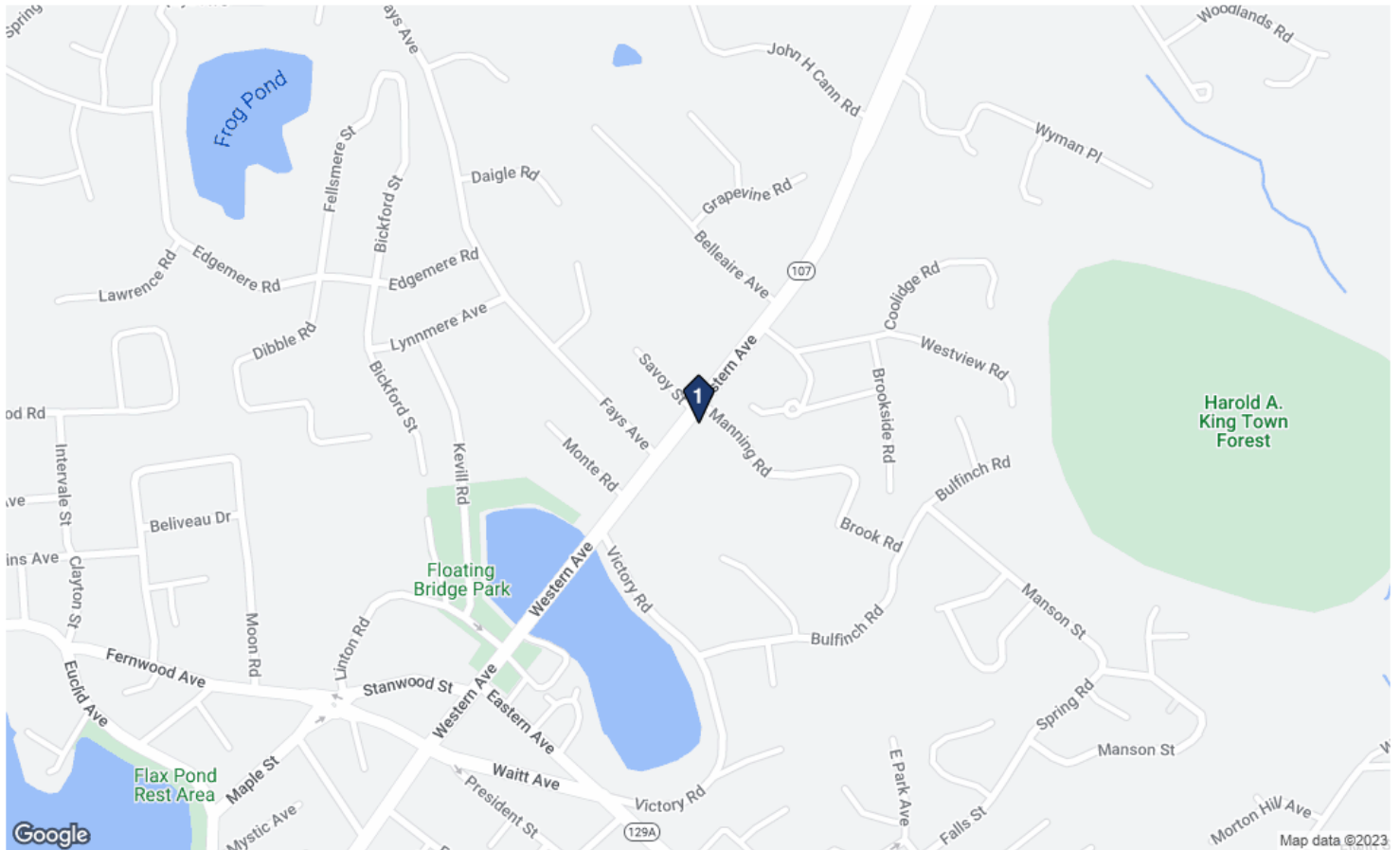
Vacancy Rates	2023 Q2	YOY Change
Subject Property	100.0%	100.0%
Submarket 2-4	2.5%	-1.8%
Market Overall	2.6%	-0.2%
Market Rent Per Area		YOY Change
Subject Property	\$24.29/SF	-2.2%
Submarket 2-4	\$25.61/SF	4.5%
Market Overall	\$27.14/SF	4.7%
Submarket Leasing Activity		Prev Year
12 Mo. Leased	106,934 SF	94.4%
Months on Market	8.8	-14.7 mo
Submarket Sales Activity	2023 Q2	Prev Year
12 Mo. Sales Volume (Mil.)	\$100.01M	\$103.99M
Market Sale Price Per Area	\$272/SF	\$263/SF

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LOCATION

Zip	01904
Submarket	Saugus/Lynn
Submarket Cluster	Route 128 North
Market	Boston
County	Essex
State	MA
CBSA	Boston-Cambridge-Newton, MA-NH
DMA	Boston (Manchester), MA-NH-VT

TRANSPORTATION

Commuter Rail	4 min drive to Swampscott Commuter Rail (Newburyport/Rockport Line)
Airport	19 min drive to Logan International Airport
Walk Score®	Car-Dependent (42)
Transit Score®	Some Transit (31)

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NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
632 Boston St		★★★★★	1870	4,347 SF	Feb 2023	\$800,000	\$184.04
120 Main St		★★★★★	1850	5,298 SF	Jan 2023	\$843,700	\$159.25
232 Lewis St		★★★★★	1890	4,688 SF	Aug 2022	\$1,185,000	\$252.77
111 Western Ave		★★★★★	2008	3,338 SF	Jun 2022	\$750,000	\$224.69
212 Humphrey St		★★★★★	1815	4,000 SF	May 2022	\$987,500	\$246.88
465 Washington St		★★★★★	1911	6,863 SF	May 2022	\$1,750,000	\$254.99
172 Burrill St		★★★★★	1940	4,484 SF	Apr 2022	\$850,000	\$189.56
742 Western Ave	Celley's Pub & Grub	★★★★★	1926	8,500 SF	Apr 2022	\$1,231,000	\$144.82
27 Howley St		★★★★★	1969	6,000 SF	Mar 2022	\$1,000,000	\$166.67
402 Eastern Ave		★★★★★		3,180 SF	Feb 2022	\$840,000	\$264.15
15-17 Central St		★★★★★	1920	6,168 SF	Feb 2022	\$1,700,000	\$275.62
438-440 Humphrey St		★★★★★	1900	6,997 SF	Dec 2021	\$1,250,000	\$178.65
144 Market St		★★★★★	1978	3,891 SF	Dec 2021	\$1,195,000	\$307.12
301 Chatham St		★★★★★	1890/1963	4,443 SF	Dec 2021	\$779,000	\$175.33
365 Chatham St		★★★★★	1920	6,322 SF	Nov 2021	\$825,000	\$130.50
554 Western Ave	Part of Multi-Property Sale	★★★★★	1920	5,628 SF	Oct 2021	\$850,000	\$151.03
284 Lafayette St		★★★★★	1879	7,930 SF	Oct 2021	\$1,400,000	\$176.54

1 30 Western Ave

Lynn, MA 01904 - Saugus/Lynn Submarket
4,416 SF Retail Building Built in 1927
Property is for sale at \$1,200,000 (\$271.74/SF)

Investment Information

Sale Price: **\$1,200,000**
Price/SF: **\$271.74**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

Days On Market: **73**



Center Information

Center Type: Retail	Center Size: 4,416 SF
Bldg Status: Built 1927	Zoning: -
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: -
Stories: 2	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 4,416 SF	
Bldg Vacant: 4,416 SF	
Owner Occupied: -	
Tenancy: Single Tenant	

Parcel Number: **LYNN-000099-000398-000014**

