

Property Summary Report

423 Union St



Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type	2 Star Retail Storefront Retail/Office
Year Built	1913
GLA	3,520 SF
Typical Floor	1,760 SF
Construction	Masonry

LAND

Land Acres	0.02 AC
Zoning	CBD
Parcels	LYNN-000068-000626-000007

EXPENSES

Taxes	\$0.78/SF (2022)
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TENANTS

Search Results Victorious Barbers	3,520 SF
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SALE

For Sale	\$795,000 (\$225.85/SF)
Sale Type	Investment or Owner User
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	39,948 on Broad St & Market St NE (2022)
	23,919 on Lynn Shore Dr & Ocean Ter SW (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	1 min drive to Lynn (Newburyport/Rockport Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport	17 min drive to General Edward Lawrence Logan International
Walk Score	Walker's Paradise (95)
Transit Score	Some Transit (48)

PROPERTY CONTACTS

Sales Company	Real Estate and Company 484 Lowell St Peabody, MA 01960 (978) 764-7504 (p)	True Owner	Brothers Deli 37-57 Market St Lynn, MA 01901 (781) 581-3363 (p)
Recorded Owner	423 Union Realty Llc 25 Winter St Nahant, MA 01908		

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MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	1.6%	-0.1%
Market Overall	2.5%	-0.1%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$25.30/SF	0.2%
Submarket 1-3 Star	\$25.18/SF	2.2%
Market Overall	\$27.43/SF	1.2%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	144,219 SF	31.9%
Months on Market	6.2	-4.2 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$39.08M	\$93.62M
Market Sale Price Per Area	\$289/SF	\$275/SF

**423 Union St
Lynn, MA 01901**

Building Size: - **Stories**
3,520 SF Total Rentable Building Size

Building Status: **Existing Storefront Retail/Office Building Built in 1913**

Space Available: -

Max Contig: -

Smallest Space: -

Rental Rate: **For Sale Only**

Ceiling Height: -

Column Spacing: -

Sprinkler: -

Drive-In Bays: -

Loading Docks: -

Power: -

Building Expense: **2022 Tax @ \$0.78/sf**

Utilities: -

Features/Parking: -

No space available

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
423 Union St Lynn, MA 01901 Real Estate and Company: George Meimeteas (978) 764-7504	1913	4.23	0 SF	3,520	100%	For Sale at \$795,000 (\$225.85/SF) - Active