

Property Summary Report

12 Ellis St



Lynn, MA 01902 - Saugus/Lynn Submarket



BUILDING

Type	3 Star Retail Auto Repair
Year Built	2005
GLA	2,880 SF
Stories	1
Typical Floor	2,880 SF

LAND

Land Acres	0.13 AC
Zoning	CBD
Parcels	LYNN-000082-000613-000012

SALE

For Sale	\$899,900 (\$312.47/SF)
Sale Type	Investment
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

Parking	8 available (Surface);
Commuter Rail	2 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 (92)
Transit Score®	Some Transit (48)

PROPERTY CONTACTS

Sales Company	Herrick Lutts Realty Partners	Recorded Owner	Macbell Llc
	5 Briscoe St		
	Beverly, MA 01915		
	(978) 927-1959 (p)		



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MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 2-4 Star	2.4%	0.3%
Market Overall	2.3%	-0.3%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$23.18/SF	-5.9%
Submarket 2-4 Star	\$26.12/SF	-0.4%
Market Overall	\$27.32/SF	-0.7%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	129,721 SF	45.8%
Months on Market	9.9	2.6 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$20.24M	\$80.46M
Market Sale Price Per Area	\$280/SF	\$283/SF

**12 Ellis St
Lynn, MA 01902**

Building Size: **2,880 SF Total Rentable Building Size**

Building Status: **Existing Auto Repair Building Built in 2005**

Space Available: -

Max Contig: -

Smallest Space: -

Rental Rate: **For Sale Only**

Ceiling Height: -

Column Spacing: -

Sprinkler: -

Drive-In Bays: -

Loading Docks: -

Power: -

Building Expense: -

Utilities: -

Features/Parking: **8 Surface Spaces are available**

No space available

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
12 Ellis St Lynn, MA 01902 Herrick Lutts Realty Partners: Nick Zolotas (978) 969-3427	2005	0.49	0 SF	2,880	100%	For Sale at \$899,900 (\$312.47/SF) - Active