Presenting:

600 Chestnut St

Lynn, MA 01904

2,000 SF Class C Office Building
Built in 1950
Property is for sale at $449,000 ($224.50/SF)
## Investment Information

**600 Chestnut St**  
Lynn, MA 01904

- 2,000 SF Class C Office Building  
  Built in 1950  
  Property is for sale at $449,000 ($224.50/SF)

### For Sale Data

- **Sale Price:** $449,000  
- **Price/SF:** $224.50  
- **Cap Rate:** -

- **Days on Market:** 68  
- **Sale Status:** Active  
- **Sale Conditions:** -  
- **Sale Type:** Investment OR Owner/User

### Sales Contacts

**Keller Williams Commercial, Inc.**  
500 Cummings Ctr  
Suite 1550  
Beverly, MA 01915  
(978) 927-8700  

**Rich Vincent**  
Commercial Broker  
(978) 927-8700  
ext. 356  
(978) 927-8730  
fax  

### Notes

Pleased to announce 1800 sf commercial standalone located at 600 Chestnut St Lynn. Building has 4 private exam rooms with water with opportunity for 5th exam room, large waiting area, 2 bath rooms, kitchenette, washer/dryer, HVAC central A/C, 200-amp panel, security system with cameras, off street parking for 7 vehicles. Property has separate 10x13 storage shed with overhead door and side man door. High traffic counts 25K per day with high visibility. Current use is Spa, Massage Therapy sand Skin Care. Possible change of use, medical, dental, etc. by right or exception.
### Property Information

600 Chestnut St  
Lynn, MA 01904

- **2,000 SF Class C Office Building**
- **Built in 1950**
- **Property is for sale at $449,000 ($224.50/SF)**

### Office Information

<table>
<thead>
<tr>
<th>Building Type:</th>
<th>Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class:</td>
<td>C</td>
</tr>
<tr>
<td>RBA:</td>
<td>2,000 SF</td>
</tr>
<tr>
<td>Total Avail:</td>
<td>1,800 SF</td>
</tr>
<tr>
<td>Smallest Space:</td>
<td>1,800 SF</td>
</tr>
<tr>
<td>Max Contig:</td>
<td>1,800 SF</td>
</tr>
<tr>
<td>% Leased:</td>
<td>100.0%</td>
</tr>
<tr>
<td>Bldg Vacant:</td>
<td>0 SF</td>
</tr>
<tr>
<td>Typical Floor Size:</td>
<td>2,000 SF</td>
</tr>
<tr>
<td>Core Factor:</td>
<td>-</td>
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</table>

<table>
<thead>
<tr>
<th>Building Status:</th>
<th>Built 1950</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building FAR:</td>
<td>0.57</td>
</tr>
<tr>
<td>Stories:</td>
<td>1</td>
</tr>
<tr>
<td>Elevators:</td>
<td>-</td>
</tr>
<tr>
<td>Land Area:</td>
<td>0.08 AC</td>
</tr>
<tr>
<td>Zoning:</td>
<td>-</td>
</tr>
<tr>
<td>Owner Occupied:</td>
<td>No</td>
</tr>
<tr>
<td>Owner Type:</td>
<td>Other - Private</td>
</tr>
<tr>
<td>Tenancy:</td>
<td>Multiple Tenant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenses:</th>
<th>2018 Tax @ $3.15/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking:</td>
<td>Free Surface Spaces</td>
</tr>
<tr>
<td>Parcel No:</td>
<td>LYNN-000086-000248-000020, LYNN-000248-000020-000001</td>
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### Floor Availability

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF Avail</th>
<th>Floor Contig</th>
<th>Bldg Contig</th>
<th>Rent/SF/yr + Svs</th>
<th>Occupancy</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,800</td>
<td>1,800</td>
<td>1,800</td>
<td>Withheld</td>
<td>30 Days</td>
<td>TBD</td>
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4/9/2019
## Location Information

<table>
<thead>
<tr>
<th>Metro Market:</th>
<th>Boston</th>
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<tbody>
<tr>
<td>Submarket:</td>
<td>Route 128 North/Saugus/Lynn</td>
</tr>
<tr>
<td>County:</td>
<td>Essex</td>
</tr>
</tbody>
</table>

### City Level

![City Level Map](image)

### Street Level

![Street Level Map](image)
## Comps Information

### 600 Chestnut St

- Bldg Type: Office
- Sale Price: $449,000
- Class: C
- Price/SF: $224.50
- RBA: 2,000 SF
- Cap Rate: -
- Stories: 1
- Days on Market: 67
- Bldg Status: Built 1950
- Land Area: 0.08 AC

### 398 Pleasant St * Malden, MA 02148

- Bldg Type: Office
- Sold Price: $898,000
- Class: C
- Price/SF: $246.16
- RBA: 3,648 SF
- Cap Rate: -
- Stories: 3
- Sold Date: Apr 9, 2018
- Bldg Status: 1920
- Land Area: 0.18 AC
- Buyer: Horizon Consulting & Management LLC
- Distance: 7.37 miles from subject property

### 40 Central Sq * East Boston, MA 02128

- Bldg Type: Office
- Sold Price: $875,000
- Class: C
- Price/SF: $453.60
- RBA: 1,929 SF
- Cap Rate: -
- Stories: 1
- Sold Date: Aug 2, 2016
- Bldg Status: 1973
- Land Area: 0.09 AC
- Buyer: William Kelly Forty LLC
- Distance: 8.38 miles from subject property

### 50 Main St * Wakefield, MA 01880

- Bldg Type: Office
- Sold Price: $699,000
- Class: C
- Price/SF: $219.26
- RBA: 3,188 SF
- Cap Rate: -
- Stories: 2
- Sold Date: Oct 21, 2016
- Bldg Status: 1920
- Land Area: 0.21 AC
- Buyer: Heidi-ho Llc
- Distance: 7.10 miles from subject property

### 208 Main St * Malden, MA 02148

- Bldg Type: Office
- Sold Price: $700,000
- Class: C
- Price/SF: $230.87
- RBA: 3,032 SF
- Cap Rate: -
- Stories: 3
- Sold Date: Jul 22, 2016
- Bldg Status: 1920
- Land Area: 0.07 AC
- Buyer: Hamdija & Alma Pezo
- Distance: 7.04 miles from subject property
### Comps Information (cont'd)

<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Bldg Type</th>
<th>Class</th>
<th>RBA</th>
<th>Stories</th>
<th>Bldg Status</th>
<th>Land Area</th>
<th>Buyer</th>
<th>Sold Price</th>
<th>Price/SF</th>
<th>Cap Rate</th>
<th>Sold Date</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>357 North Ave</td>
<td>Wakefield, MA 01880</td>
<td>Office</td>
<td>C</td>
<td>3,768 SF</td>
<td>2</td>
<td>1925</td>
<td>0.11 AC</td>
<td>Alfie Realty, LLC</td>
<td>$510,000</td>
<td>$135.35</td>
<td>May 2, 2016</td>
<td>6.64 miles from subject property</td>
<td></td>
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<tr>
<td>16 Enon St</td>
<td>Beverly, MA 01915</td>
<td>Office</td>
<td>C</td>
<td>2,767 SF</td>
<td>2</td>
<td>1970</td>
<td>0.14 AC</td>
<td>16 Enon Street Realty Llc</td>
<td>$512,500</td>
<td>$185.22</td>
<td>Apr 29, 2016</td>
<td>8.10 miles from subject property</td>
<td></td>
</tr>
<tr>
<td>371 Cabot St</td>
<td>Beverly, MA 01915</td>
<td>Office</td>
<td>B</td>
<td>3,709 SF</td>
<td>2</td>
<td>1890</td>
<td>0.16 AC</td>
<td>Tranid Llc</td>
<td>$552,500</td>
<td>$148.96</td>
<td>Nov 15, 2016</td>
<td>6.62 miles from subject property</td>
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<tr>
<td>10 Purchase St</td>
<td>Danvers, MA 01923</td>
<td>Office</td>
<td>C</td>
<td>4,000 SF</td>
<td>3</td>
<td>1900</td>
<td>0.17 AC</td>
<td>Nicastro John P and Angie J</td>
<td>$445,000</td>
<td>$111.25</td>
<td>Jun 17, 2016</td>
<td>5.62 miles from subject property</td>
<td></td>
</tr>
<tr>
<td>27 Andover St</td>
<td>Danvers, MA 01923</td>
<td>Office</td>
<td>C</td>
<td>2,128 SF</td>
<td>2</td>
<td>1975</td>
<td>0.18 AC</td>
<td>27 Andover Rte 114 Realty</td>
<td>$500,000</td>
<td>$234.96</td>
<td>Nov 30, 2016</td>
<td>5.07 miles from subject property</td>
<td></td>
</tr>
</tbody>
</table>
Comps Information (cont'd)

| Bldg Type: | Office | Sold Price: | $800,000 |
| Class: | C | Price/SF: | $264.64 |
| RBA: | 3,023 SF | Cap Rate: | - |
| Stories: | 3 | Sold Date: | Dec 10, 2018 |

Bldg Status: 1920
Land Area: 0.25 AC
Buyer: Wilmaed Realty LLC
Distance: 3.63 miles from subject property
## Tenant Information

**600 Chestnut St**  
Lynn, MA 01904

Tenants in Building: 1  
% Leased: 100.0%  
Tenancy: Multi  
Owner Occupied: No

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Industry</th>
<th># Emp.</th>
<th>SF Occupied</th>
<th>Floor(s)</th>
<th>Move Date</th>
<th>Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Law Office of James J. Burke</td>
<td></td>
<td>1,000</td>
<td>1</td>
<td>10/17/2013</td>
<td>Owned</td>
<td></td>
</tr>
</tbody>
</table>