

Presenting:

131 Essex St

Lynn, MA 01902



3,366 SF Class C Office/Residential Building
Built in 1903
Property is for sale at \$509,000 (\$151.22/SF)

Investment Information

131 Essex St

Lynn, MA 01902

3,366 SF Class C Office/Residential Building
Built in 1903
Property is for sale at \$509,000 (\$151.22/SF)



For Sale Data

Sale Price: **\$509,000**

Price/SF: **\$151.22**

Cap Rate: **7.94%**

Days on Market: **22**

Sale Status: **Active**

Sale Conditions: -

Sale Type: **Investment**

Sales Contacts

Keller Williams Commercial, Inc.

500 Cummings Ctr
Suite 1550
Beverly, MA 01915
(978) 927-8700



Rich Vincent

Commercial Broker
(978) 235-4795 *phone*
(978) 927-8730 *fax*

Notes

Vincent Associates is pleased to announce it has been hired to facilitate the sale of 131 Essex St Lynn. This is a 3366-sf standalone 2 story single unit building on a 2061-sf lot. Zoning is BD which allows for many uses by right or exception. This is a great opportunity to be part of Lynn's redevelopment. Essex Street the main corridor between Lynn & Swampscott and offers high visibility & traffic counts at 23K per day. Great opportunity to be part of Lynn's redevelopment.

Property Information

131 Essex St

Lynn, MA 01902

3,366 SF Class C Office/Residential Building
Built in 1903
Property is for sale at \$509,000 (\$151.22/SF)



Office Information

Building Type: Office/Residential	Building Status: Built 1903
Class: C	Building FAR: 1.55
RBA: 3,366 SF	Stories: 2
Total Avail: -	Elevators: -
Smallest Space: -	Land Area: 0.05 AC
Max Contig: -	Zoning: BD
% Leased: 100.0%	Owner Occupied: -
Bldg Vacant: 0 SF	Owner Type: -
Typical Floor Size: 1,683 SF	Tenancy: -
Core Factor: -	
Parcel No: LYNN-000095-000480-000023	

Location Information

131 Essex St

Lynn, MA 01902

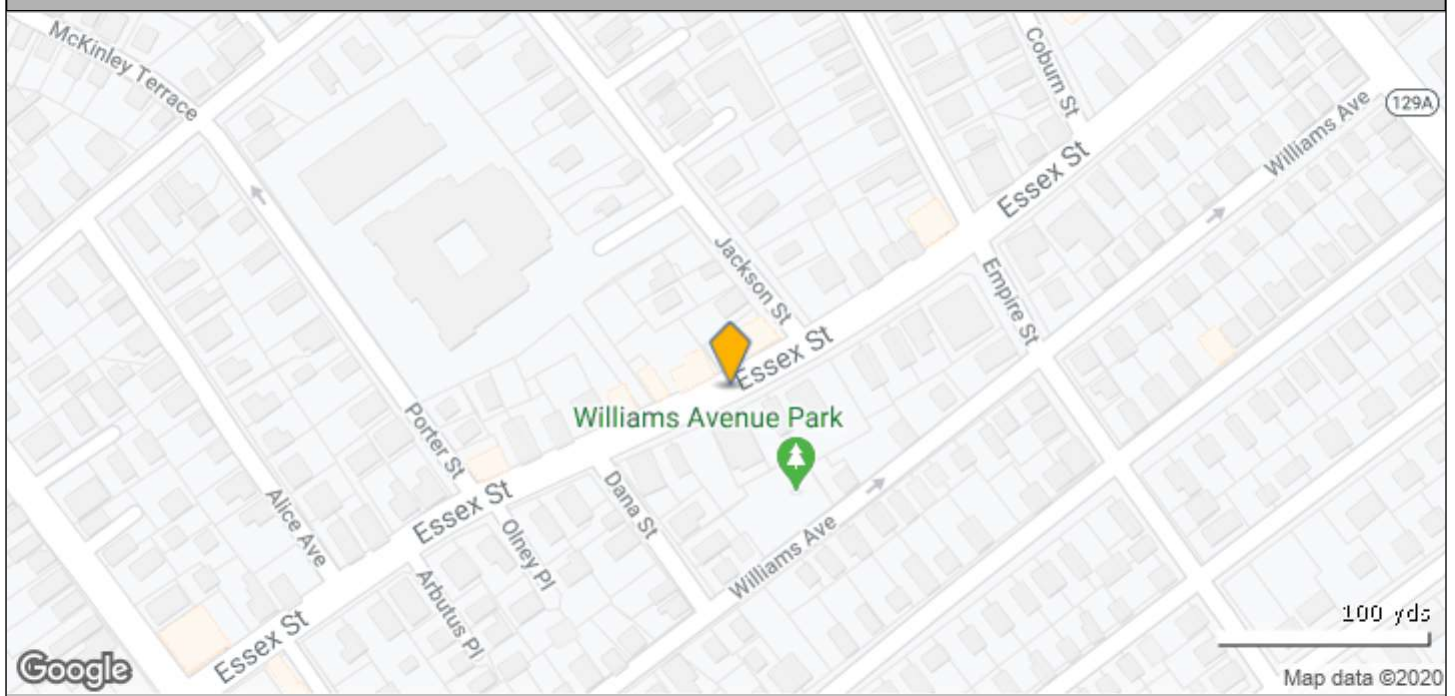
Metro Market: **Boston**
Submarket: **Route 128 North/Saugus/Lynn**
County: **Essex**



City Level



Street Level



Comps Information

131 Essex St

Lynn, MA 01902

Bldg Type: Office	Sale Price: \$509,000
Class: C	Price/SF: \$151.22
RBA: 3,366 SF	Cap Rate: 7.94%
Stories: 2	Days on Market: 22
Bldg Status: Built 1903	
Land Area: 0.05 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: 8.17 miles from subject property	



77 Main St * Malden, MA 02148

Bldg Type: Office	Sold Price: \$775,000
Class: C	Price/SF: \$136.01
RBA: 5,698 SF	Cap Rate: -
Stories: 3	Sold Date: Nov 28, 2018
Bldg Status: 1920	
Land Area: 0.18 AC	
Buyer: Pardip=bector	
Distance: 7.81 miles from subject property	



29 Albion St * Wakefield, MA 01880

Bldg Type: Office	Sold Price: \$750,000
Class: C	Price/SF: \$125.00
RBA: 6,000 SF	Cap Rate: -
Stories: 2	Sold Date: Sep 12, 2018
Bldg Status: 1900	
Land Area: 0.08 AC	
Buyer: Joseph=torretta	
Distance: 7.45 miles from subject property	



195 Chelsea St * Everett, MA 02149

Bldg Type: Office	Sold Price: \$691,500
Class: C	Price/SF: \$138.30
RBA: 5,000 SF	Cap Rate: -
Stories: 2	Sold Date: Dec 3, 2019
Bldg Status: 1920	
Land Area: 0.08 AC	
Buyer:	
Distance: 7.64 miles from subject property	



Comps Information (cont'd)

599 Broadway * Everett, MA 02149

Bldg Type: **Office** Sold Price: **\$830,000**
 Class: **C** Price/SF: **\$197.10**
 RBA: **4,211 SF** Cap Rate: **-**
 Stories: **3** Sold Date: **Apr 1, 2019**
 Bldg Status: **1900**
 Land Area: **0.22 AC**
 Buyer: **599 Broadway Llc**
 Distance: **7.45 miles from subject property**



1 City Hall Plz * Melrose, MA 02176

Bldg Type: **Office** Sold Price: **\$930,000**
 Class: **C** Price/SF: **\$312.50**
 RBA: **2,976 SF** Cap Rate: **-**
 Stories: **1** Sold Date: **Jun 25, 2019**
 Bldg Status: **1925**
 Land Area: **0.15 AC**
 Buyer: **CEEK Realty, LLC**
 Distance: **6.90 miles from subject property**



69 Malden St * Revere, MA 02151

Bldg Type: **Office** Sold Price: **\$999,999**
 Class: **C** Price/SF: **\$194.67**
 RBA: **5,137 SF** Cap Rate: **-**
 Stories: **2** Sold Date: **Oct 8, 2019**
 Bldg Status: **1915**
 Land Area: **0.19 AC**
 Buyer: **Mirza Perez Pleitez**
 Distance: **5.52 miles from subject property**



15 Cherry St * Danvers, MA 01923

Bldg Type: **Office** Sold Price: **\$840,000**
 Class: **B** Price/SF: **\$186.67**
 RBA: **4,500 SF** Cap Rate: **-**
 Stories: **2** Sold Date: **Jul 3, 2019**
 Bldg Status: **1900**
 Land Area: **1.08 AC**
 Buyer: **Mipl Llc**
 Distance: **6.45 miles from subject property**



184-186 Shirley Ave * Revere, MA 02151

Bldg Type: **Office** Sold Price: **\$1,000,000**
 Class: **C** Price/SF: **\$335.80**
 RBA: **2,978 SF** Cap Rate: **-**
 Stories: **1** Sold Date: **Dec 20, 2019**
 Bldg Status: **1900**
 Land Area: **0.09 AC**
 Buyer: **Shirley Ventures Llc**
 Distance: **5.53 miles from subject property**



Comps Information (cont'd)

539 Lincoln Ave * Saugus, MA 01906

Bldg Type: **Office**
Class: **C**
RBA: **3,500 SF**
Stories: **3**

Sold Price: **\$800,000**
Price/SF: **\$228.57**
Cap Rate: **-**
Sold Date: **Dec 10, 2018**

Bldg Status: **1920**

Land Area: **0.25 AC**

Buyer: **Wilmaued Realty LLC**

Distance: **4.38 miles from subject property**

