Vincent Associates has been hired to facilitate the sale of 205-209 Lewis Street Lynn, MA 10902. This is a 3,246 SF retail parcel on 4,300 SF Commercial Lot located in Lynn’s Historic Diamond District. Lewis Street the main corridor between Lynn & Swampscott offers high retail visibility and traffic counts of 18,000 VPD. This value add building consist of (3) separate units with occupancy at the bookends; the center unit was previously a roast beef & pizza parlor. Great Opportunity to be part of Lynns active development.

**PROPERTY OVERVIEW**

**PROPERTY HIGHLIGHTS**
- Standalone Retail Parcel
- 3246 SF Building
- 3 Retail Units
- High Traffic Counts of 18,000 VPD
- Rt 1A & Rt 129
- Bus Routes 441 & 442
- .5 Miles to Central Square Commuter Rail
- .3 Miles to Lynn Shore Drive/Beach

**OFFERING SUMMARY**

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>SALE PRICE</td>
<td>$574,900</td>
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<tr>
<td>PRICE/SF</td>
<td>$177.11</td>
</tr>
<tr>
<td>BUILDING SIZE</td>
<td>3,256 SF</td>
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<tr>
<td>LOT SIZE</td>
<td>4,300 SF</td>
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<tr>
<td>YEAR BUILT</td>
<td>1911</td>
</tr>
<tr>
<td>ZONING</td>
<td>CBD [CENTRAL BUSINESS DISTRICT]</td>
</tr>
<tr>
<td>MARKET</td>
<td>BOSTON</td>
</tr>
<tr>
<td>SUBMARKET</td>
<td>NORTHSHORE</td>
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</tbody>
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Vincent Associates
Committed to our Clients, Focused on Success

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COMMUNITY LYNN

The City of Lynn is a regional urban center home to about 90,000 residents at the gateway between the North Shore and the urban core of Greater Boston. It is the largest city on the Massachusetts North Shore and is bordered by Saugus and Lynnfield on the west, Peabody and Salem on the north, Swampscott and the Atlantic Ocean on the east, and Nahant and Revere on the south. Lynn is 9 miles north of Boston.

Identified as a Gateway City with Transit Orientated Development (TOD) opportunities, Lynn’s diverse offerings include a Downtown Arts & Cultural District, Beyond Walls Mural Program, The Waterfront Master Plan, Award winning Dining and Entertainment Options including The Blue Ox, Rosetti’s Restaurant, Bent Water Brewery, The Lynn Auditorium, Gannon Golf Course and 22 acre Lynn Woods Reservation.