

45 LYNNFIELD STREET

LYNN, MA



VINCENT ASSOCIATES
Committed to our Clients, Focused on Success



FOR SALE FREE STANDING FLEX BUILDING

PROPERTY OVERVIEW

Vincent Associates has been hired to facilitate the sale of 45 Lynnfield Street [Route 129] Lynn, MA. The Property consists of 2,838/SF Stand Alone Building with Retail Showroom, Private Office, Bathroom and Warehouse Space The 8,140/SF lot includes Paved Private Parking. This rare opportunity to purchase a value add flex investment property is available now.

Ideal location for service industry and dispatch. HVAC Tech | Plumber | Electrician | Carpenter | Masonry | Marble Granite | Builders | Contractors | Construction | Developers. Fitness & Wellness Groups: Yoga, Rowing, Boxing, Crossfit, Gym, Barre, Dance Studio.

PROPERTY HIGHLIGHTS

- 2,838 SF Stand Alone Building
- 8,140 SF Plot | Private Fenced in Yard
- 10 x 10 Drive in Door Bay
- 115 Feet Lynnfield Street Frontage
- 28K Traffic Counts per Day
- Prominent Visibility On Corner Lot
- [.1 mile] to Wyoma Square | 2.6 miles to Route 1, Route 128 & Route 95

OFFERING SUMMARY

SALE PRICE	\$649,000
LOT SIZE	8,140 SF
YEAR BUILT	1920
BUILDING SIZE	2,838 SF
ZONING	R2
MARKET	BOSTON
SUBMARKET	NORTH SHORE
PRICE/SF	\$228.68



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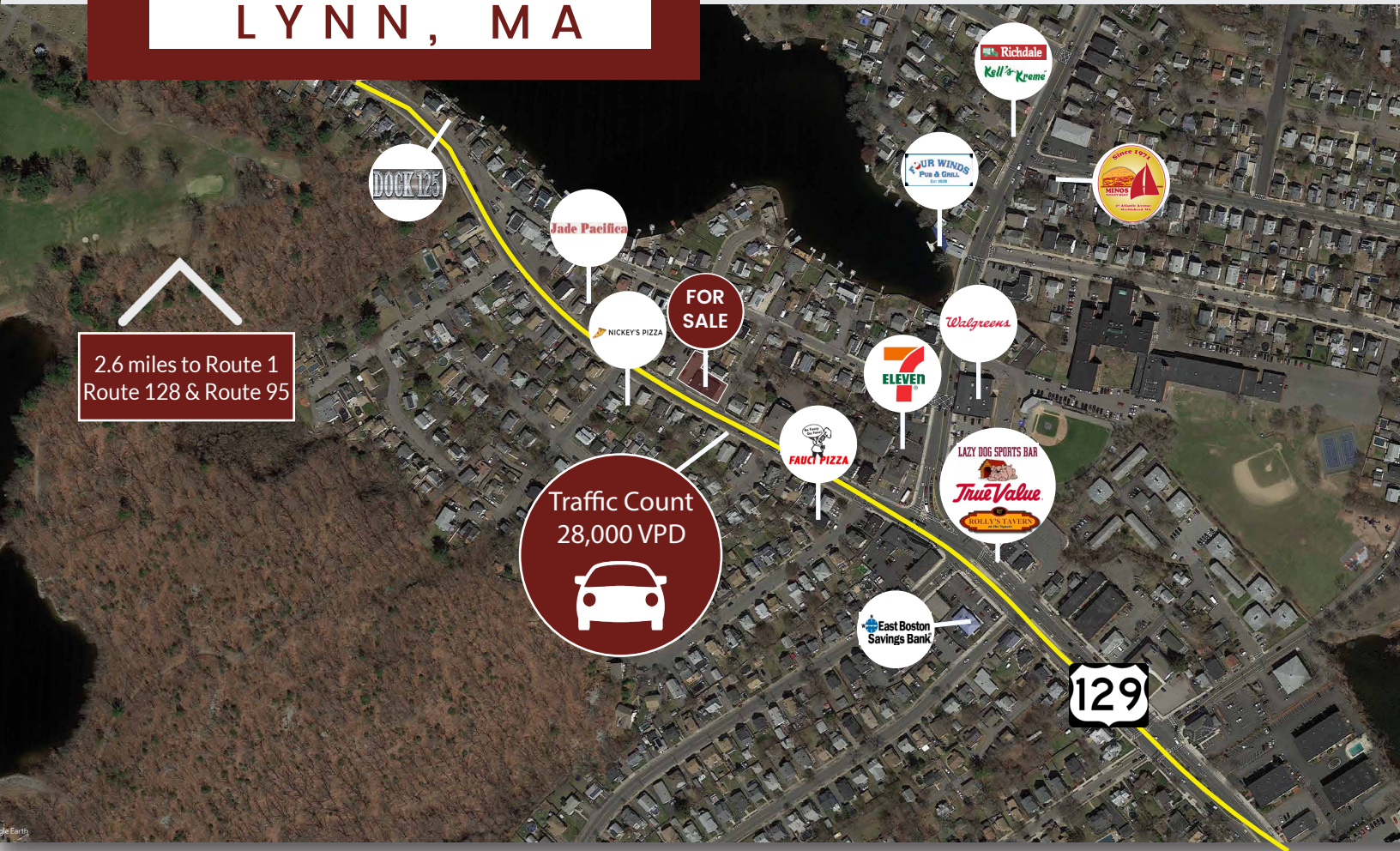


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2.6 miles to Route 1
Route 128 & Route 95

Traffic Count
28,000 VPD

129

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; 51 miles east of Worcester.

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, The Lynn Auditorium, Gannon Golf Course and 22 acre Lynn Woods Reservation..



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