



MLS # 73077613 - Active
Commercial/Industrial - Industrial

71 West Main
Georgetown, MA 01833
Essex County

List Price: **\$10,000**

Directions: **I-95 to Route 133 West which runs into West Main St. (Rt. 97) to 71 West Main Street on the right.**

Remarks

RARE OPPORTUNITY TO PURCHASE OR LEASE THIS RENOWNED AND REPUTABLE AUTO REPAIR FACILITY. OR, LEASE TO BUY. The business proudly possesses a grandfathered use in the downtown Georgetown area. This building is heated by its own oil byproducts thereby eliminating certain energy costs. New Rolled rubber roof ~1 year old. One new garage doors recently installed and 2 renovated doors; a \$10,000 value. Mini-split Air conditioning in the Office and Waiting room areas. Environmental fiber filtration system on part of the property perimeter. 4-lifts with one inspection station which exists with the current business owner. The Lease price is minimum \$10,000 per month for an ~5-year lease with 2%/year escalation and requires \$475,000 downpayment credited toward total purchase price of \$1.1M. Purchase terms in MLS ID: 73077612. OPTIONAL EXPANSION. Ask Broker for details.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$145,700	Space Available For: For Lease
Office:	1	841	Bldg: \$163,600	Lease Type: Triple Net Lease (NNN)
Retail:	1	2,643	Total: \$309,300	Lease Price Includes: Building, Land
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File: Yes

Total: **1** **3,484** # Units:
 Disclosures: **Abandoned ROW easement abutting left side of property boundary.**

Drive in Doors: 3	Expandable: Unknown	Gross Annual Inc:
Loading Docks:	Dividable: Unknown	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 1	Sprinklers: No	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 10,890 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.25	Depth:	Lien & Encumb:
Survey: No	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 15	Easements: Yes
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Frame, Mason, Steel, Other (See Remarks)**
 Location: **Downtown, Free Standing, Central Business District, Corner Lot**
 Parking Features: **Attached, Garage, 11-20 Spaces, Improved Driveway, Paved Driveway, On Site**
 Roof Material: **Rolled, Rubber**
 Site Condition: **Dry, Level, Improved**
 Utilities: **Public Water, Private Sewer, 220 Volts, Three Phase**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions: **Non-attached Personal Property. Certain tools may be retained by the owner or may be negotiable.**
 Year Established: **1930**
 Year Established Source: **Public Record**

Tax Information

Pin #: **6C-142**
 Assessed: **\$309,300**
 Tax: **\$4,135.15** Tax Year: **2023**
 Book: **24881** Page: **0006**
 Cert: **9/28/2005**
 Zoning Code: **IA-3320**
 Zoning Desc: **Legal Non-Conforming**
 Map: **6C** Block: **0000** Lot: **0142**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **\$1**
 Facilitator: **\$1**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: **MLSLincolnWestonRealty (781) 235-7727**
 Agent: **Peter Gottlieb (781) 235-7727**

Team Member(s): Peter Gottlieb (781) 235-7727

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