



MLS # 73077612 - Price Changed
Commercial/Industrial - Industrial

71 West Main
Georgetown, MA 01833
Essex County

List Price: **↓\$1,100,000**

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. 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 door 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 purchase price of \$1.1Million includes a discounted price of \$625k for the real estate and \$475K for the concomitant business. Real Estate alone is \$1.1 Million. Lease terms in MLS ID #: 73077613. **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 Sale
Office:	1	841	Bldg: \$163,600 Lease Type: Triple Net Lease (NNN), Other (See Remarks)
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: **1**
 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: No
Hndcp Accessibl: Unknown	Railroad siding: Unknown	Ass: No Assoc Fee:

Lot Size: 10,890 Sq. Ft.	Frontage: 100	Traffic Count:
Acres: 0.25	Depth: 160	Lien & Encumb:
Survey: No	Subdivide: Unknown	Undrgrnd Tank:
Plat Plan: No	Parking Spaces: 12	Easements: Yes
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

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

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

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2023 MLS Property Information Network, Inc.





