

MLS # 73077612 - Price Changed Commercial/Industrial - Industrial

Georgetown, MA 01833 **Essex County**

Directions: I-95 to Route 133 West which runs into West Main St. (Rt. 97) to

List Price: 1,200,000

71 West Main Street on the right.

Remarks

Ceiling Height:

Lender Owned: No

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 \$1.2 Million includes a discounted price of \$625k for the real estate and \$575K for the concomitant business. Real Estate alone is \$1.2 Million. Lease terms in MLS ID #: 73077613. OPTIONAL EXPANSION. Ask Broker for details. Pricing is subject to change without notice prior to Seller's acceptance of an offer.

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.				

Gross Annual Inc: Drive in Doors: 3 Expandable: Unknown Gross Annual Exp: Dividable: Unknown Loading Docks: Elevator: No

Sprinklers: No Special Financing: No # Restrooms: 1 Hndcp Accessibl: Unknown Railroad siding: Unknown Assc: **No** Assoc Fee:

Traffic Count: Lot Size: 10,890 Sq. Ft. Frontage: 100 Acres: 0.25 Depth: **160** Lien & Encumb: Subdivide: Unknown Undrgrnd Tank: Survey: No Plat Plan: No Parking Spaces: 12 Easements: Yes

Short Sale w/Lndr.App.Req: No

Features Other Property Info

Disclosure Declaration: Yes Construction: Stone/Concrete, Frame, Steel

Exclusions: Non-attached Personal Property. Certain Location: Downtown, Free Standing, Central Business District, tools may be retained by the owner or may be Corner Lot

negotiable. Parking Features: Attached, Garage, Open, 11-20 Spaces, Improved

Year Established: 1930 Driveway, Stone/Gravel, Paved Driveway, Unpaved Driveway, On

Year Established Source: Public Record

Roof Material: Rolled, Rubber Tax Information

Site Condition: Dry, Level, Improved Pin #: 6C-142 Utilities: Public Water, Private Sewer, 220 Volts, Three Phase, Other Assessed: \$309,300 (See Remarks)

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

Net Operating Inc:

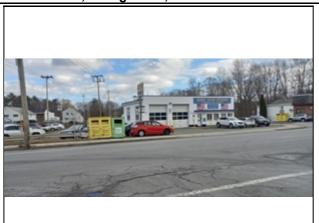
Compensation Based On: Net Sale Price

Office/Agent Information

Office: MLSLincolnWestonRealty (781) 235-7727

Agent: Peter Gottlieb (781) 235-7727

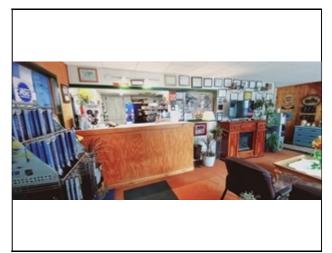
Team Member(s): Peter Gottlieb (781) 235-7727





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