



**MLS # 73077613 - Price Changed**  
**Commercial/Industrial - Industrial**

**71 West Main**  
**Georgetown, MA 01833**  
**Essex County**

List Price: **↑\$12,000**

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 \$12,000 per month for an ~5-year lease with 2%/year escalation and requires \$575,000 downpayment credited toward total purchase price of \$1.2M. Purchase terms in MLS ID: 73077612. **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:	<b>0</b>	<b>0</b>	Land: <b>\$145,700</b>	Space Available For: <b>For Lease</b>
Office:	<b>1</b>	<b>841</b>	Bldg: <b>\$163,600</b>	Lease Type: <b>Triple Net Lease (NNN)</b>
Retail:	<b>1</b>	<b>2,643</b>	Total: <b>\$309,300</b>	Lease Price Includes: <b>Building, Land</b>
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>1</b>	Sublet: <b>No</b>
				21E on File: <b>Yes</b>
Total:	<b>1</b>	<b>3,484</b>	# Units:	

Disclosures: **Abandoned ROW easement abutting left side of property boundary.**

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

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

**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







