



MLS # 73077612 - Price Changed
Commercial/Industrial - Industrial

71 West Main
Georgetown, MA 01833
Essex County

List Price: **↑\$1,200,000**

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 \$1.2 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.**

| | | |
|---------------------------------|---------------------------------|------------------------------|
| 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 | Assc: 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: MLSLincolnWestonRealty (781) 235-7727
Agent: Peter Gottlieb (781) 235-7727
Team Member(s): Peter Gottlieb (781) 235-7727





