

**3,200 +/- SF Garage on 9,535 +/- SF Lot**



**20 Union Street  
Woburn, MA**

**FOR SALE: \$925,000**

## **DOWNTOWN WOBURN LOCATION**

- 3,200 +/- sf garage
- 9,535 +/- sf total lot (0.218 acres)
- Zoned: B-D (business-downtown)
- Frontage of both Union & Campbell Street
- Outdoor dirt/gravel daytime parking
- Rear drive-in door 14'H x 19'W
- Front drive-in door
- 1 Restroom
- 200 amp electric service
- Gas utility to the building



**CARBONE Commercial Real Estate, Inc.**

Your Professional Commercial-Investment Real Estate Source

Contact: **Edward Carbone 781-935-5444** Edward@CarboneRE.com www.CarboneRE.com

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# 20 Union Street, Woburn, MA

## SPECIFICATIONS

as of September 12, 2018

Building Size:	3,200 +/- sf
Total Lot Size:	9,535 +/- sf (0.218 acres)
Built:	1979 (per Assessors)
Frontage:	45' on Union Street 62' on Campbell Street
Parcel 7090 (per Assessors)	0.218 acres = 9,535 +/- sf Zone: B-D (business-downtown)  Map Block Lot 1: 51-06-05 Map Block Lot 2: 43-21-06 Map Block Lot 3: 43-21-07  Book 65491 Page 158
FY2018 Tax Assessment:	\$429,200
FY2018 Real Estate Tax Rate:	\$24.95 per thousand
FY2018 Real Estate Taxes:	\$10,708.54
Roof:	Asphalt Shingle
Interior Wall:	Masonry
Utilities:	200 amp; Gas heat fuel available; no heater; Municipal water & sewer
Sprinkler System:	No
Stories:	1
Units:	1
Parking:	on-site daytime parking; gravel

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The parcel known as 20 Union Street is made up of the property parcels highlighted in blue. All three former parcels now on one deed.

Address	Map Block Lot	Deed Reference
20 Union Street	51-06-05	Book 65491 Page 158
Campbell Street	43-21-06	Book 65491 Page 158
Campbell Street	43-21-07	Book 65491 Page 158

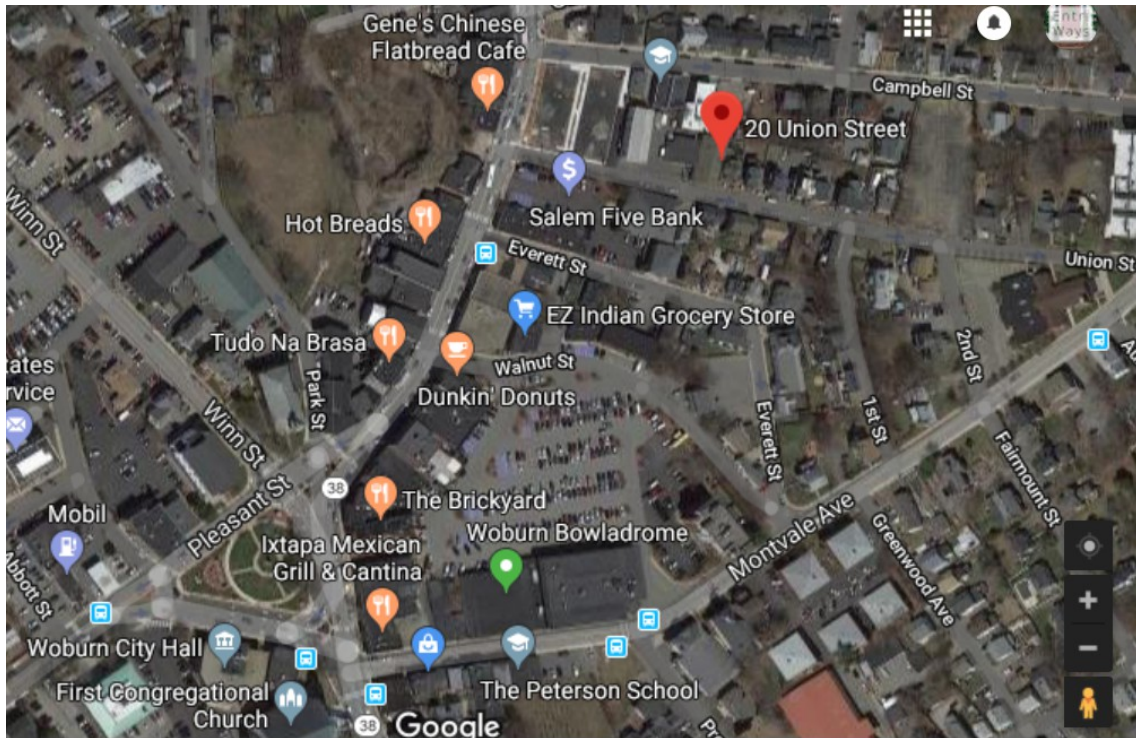
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