

3-Building Office/Retail Package



76, 78 & 80 Winn Street
Woburn, MA

FOR SALE: \$3,100,000

CENTRAL WOBURN

- Total Building: 31,230 +/- sf
- Lot: 1.25 +/- acres
- 0.3 miles from Woburn Center
- 24 Tenants
- 1 passenger elevator
- Parking lot in rear
- 1 dock door
- 1 ground level loading door



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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SPECIFICATIONS as of September 17, 2018

	76 Winn	78 Winn	80 Winn
Year Built:	1984	1920	1984
Income:	\$208,200	\$15,600	\$53,964
Number of Tenants:	20	1	3
Real Estate Tax:	\$34,601.28	\$3,957.26	\$11,214.12
Size:	24,447 +/- sf	1,522 +/- sf	5,270 +/- sf
Lot:	0.85 +/- acres	0.11 +/- acres	0.29 +/- acres
Zone:	BH	BH	BH
Assessment:	\$1,320,100	\$429,500	\$330,800
Parcel ID:	5189	5190	5191
Mblu:	42 12 07	42 12 08	42 12 09
Stories:	4		3
Exterior:	Masonry	Vinyl Siding	Masonry
Heat:	Gas Forced Air-Duc		Gas Forced Air-Duc



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INCOME & EXPENSES

[Figures per owner as of September 17, 2018]

RENTAL INCOME

76 Winn	17,350.00
78 Winn	1,300.00
80 Winn	4,497.33
Subtotal	23,147.33

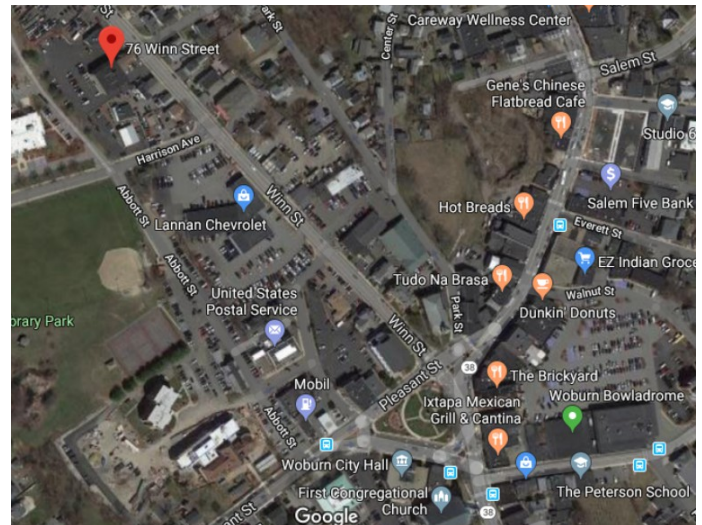
X 12 months 12.00
Annual Income **277,767.96**

EXPENSES

Snow Removal & landscaping	by owner
76 Winn Tax	34,601.28
78 Winn Tax	3,957.26
80 Winn Tax	11,214.12
76 Winn Insurance	5,226.00
78 Winn Insurance	1,477.00
80 Winn Insurance	1,715.00
76 Winn Water	1,933.52
78 Winn Water	1,829.44
80 Winn Water	1,066.00
Common Electric	5,809.08
Dumpster	5,498.40
Floor Cleaning	8,640.00
Maintenance (A/C repair)	6,377.36

Annual Expenses **89,344.46**

NOI 188,423.50



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