

46,313 +/- SF Office/Industrial Building

7 McKay Avenue
Winchester, MA

FOR SALE: \$6,750,000



OFFICE BUILDING WITH INDUSTRIAL GARAGE BAYS

- Building: 46,313 +/- sf
- Lot: 2.948 acres (2 parcels)
- Age: 1986
- Zoning: I-L (light industrial)
- Current Income: \$428,368
- 13,595 +/- sf and 1,453 +/- sf available to occupy or lease, 2nd floor
- Parking: 115 +/- spaces
- Four 14'H overhead garage doors
- 3 existing tenants



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 October 18, 2018

Building Size:	46,313 +/- sf (plus 1,453 +/- sf and 1,393 +/- sf mezzanine)
Year Built:	1986
Restrooms:	Common in hallway
Assessment:	\$4,795,600
Real Estate Tax:	\$55,150; Commercial tax rate only \$11.50/thous.
Current Annual Income:	\$428,368 +/- (potential additional income from 13,595 +/- sf and 1,453 +/- vacant spaces)
Available to Occupy:	13,595 +/- sf and 1,453 +/- sf available to occupy or lease, 2 nd floor
Zone:	I-L (limited light industrial district)
Lot Size:	2.948 acres (2 parcels)
Parcel:	13-450-0 Parking Lot (0.57 +/- acres) 13-326-0 Industrial Office (2.378 +/- acres)
Roof:	Flat; Tar & Gravel (per Assessor)
Utilities:	Natural Gas (National Grid); 10 +/- HVAC units; Electric (Eversource); Municipal water & sewer
Internet:	Comcast high speed internet
Sprinkler System:	Yes
Stories:	2
# Current Tenants:	3
Parking:	115 +/- spaces (2 lots)
Elevator:	Yes, 1
Garage Ceiling Height:	Approximately 20'
Overhead Garage Doors:	4 each 14'H x 12'W
Floor Drains:	Yes, in garage areas; oil-water separator (last inspected 5/03/2017)
Expansion:	Site plan refers to expansion potential of 7,777 +/- sf for light manufacturing. Actual expansion is unknown.
Subject to current tenant R.O.F.R	Right of first refusal

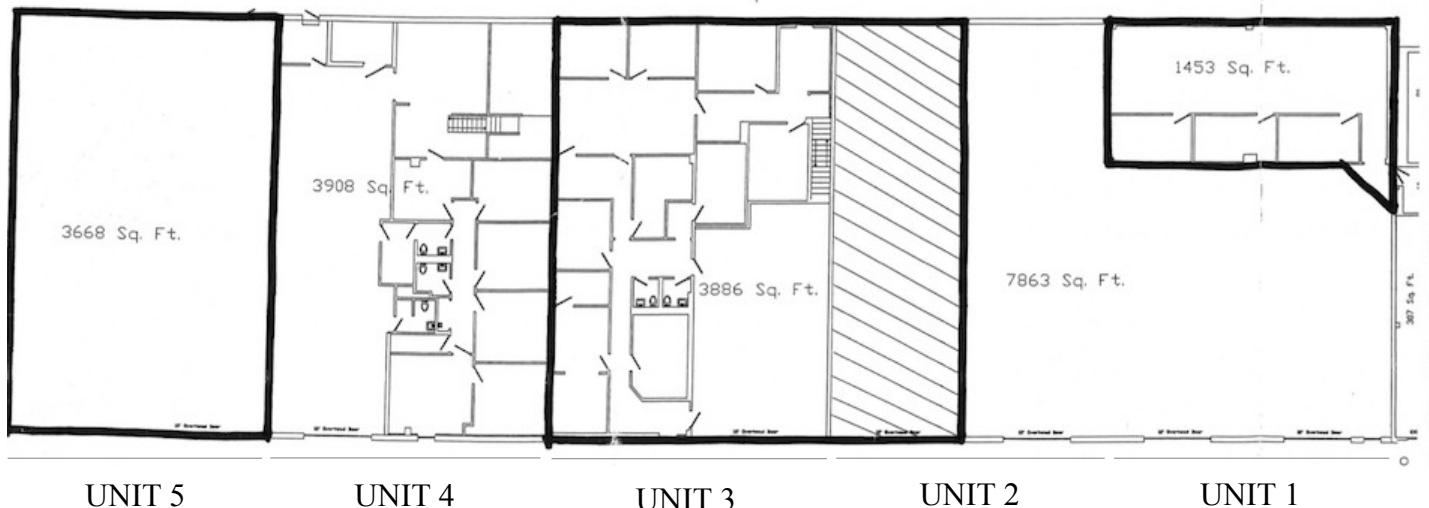
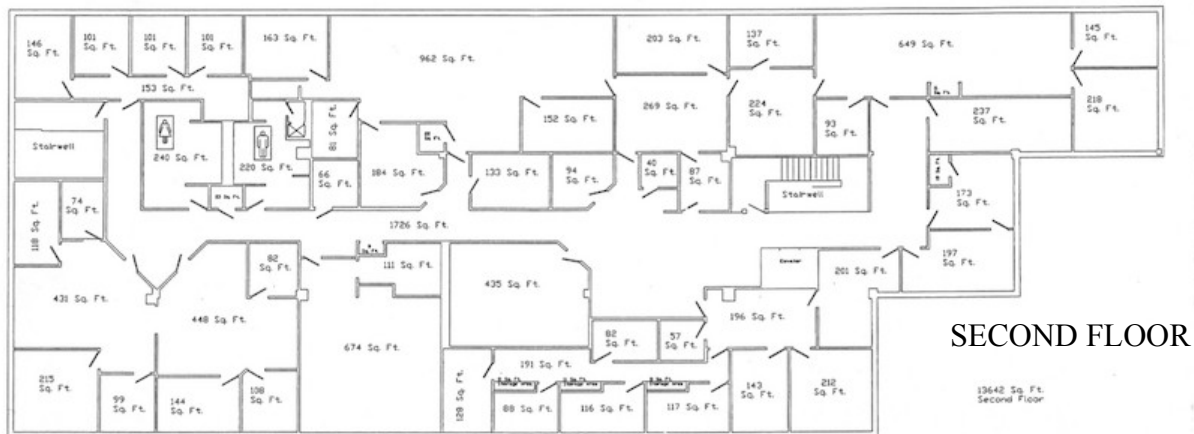
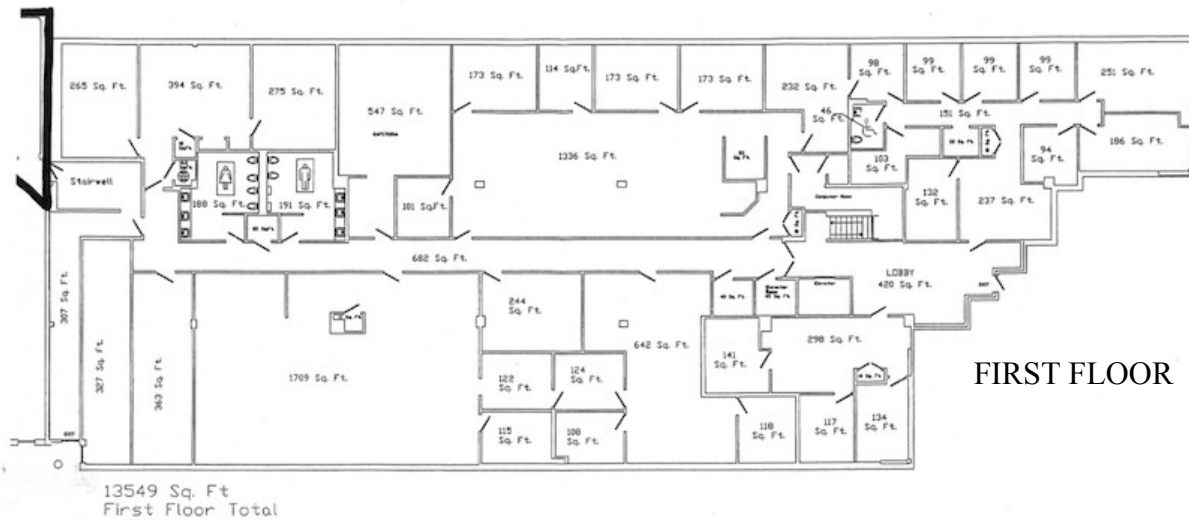
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ZONING
(Limited Light Industrial: I-L)



LOCATION



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