

951 MAIN ST.
WOBURN, MA

FOR SALE

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BUILDING FOR SALE

Building Size:	4,500 ±SF
Lot Size:	6,058 ±SF, .14 acres
1 st floor:	2,700 ±SF
Street Level:	1,800 ±SF
Frontage:	68 feet frontage on Route 38
Heating:	Baseboard forced hot water by oil
Electric Service:	Two – 200 amp electric services
Water & Sewer:	Municipal water & sewer
Zoning:	Residential (R-2)
Current Use:	Embroidery, Signs and Awards*
Parking:	6-8 parking spaces**
RE Tax:	\$8,763.44 F/Y 2016
Sale Price:	\$400,000 REDUCED \$339,000

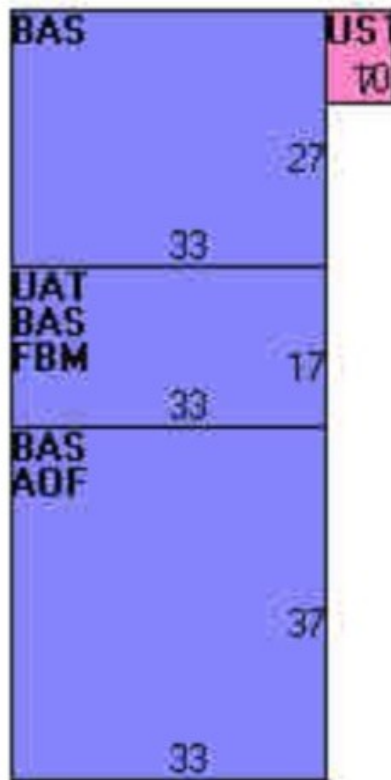
*Current use may be considered light manufacturing or business service and sales. It is non-conforming in a residential (R-2) zone.
**Parking spaces may encroach on city sidewalk.



Flyer Created 10/31/2016

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Building Layout



Building Sub-Areas (sq ft)			<u>Legend</u>	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,673	2,673	
AOF	Office, (Average)	1,221	1,221	
FBM	Basement, Finished	561	0	
UAT	Attic, Unfinished	561	0	
UST	Utility, Storage, Unfinished	70	0	
		5,086	3,894	

