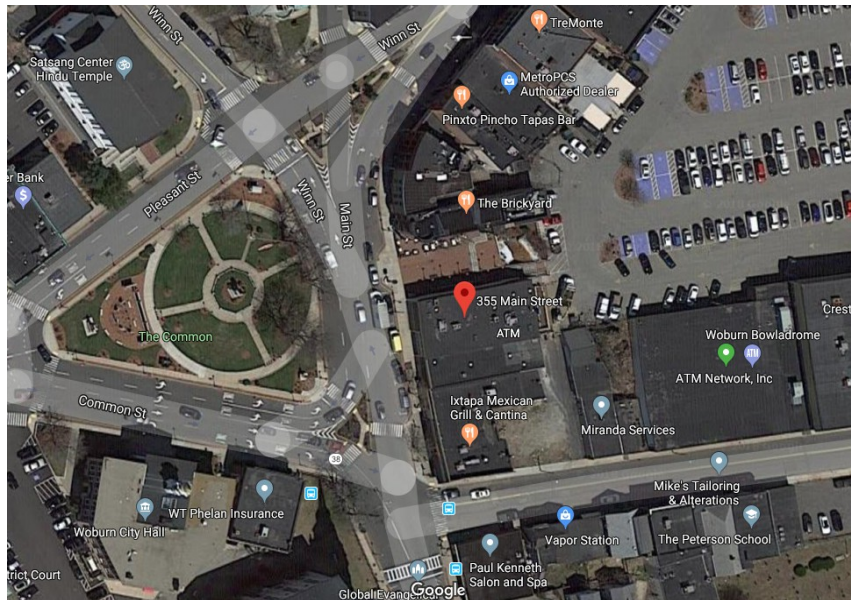


Multi-Tenant Retail Office Building For Sale



WOBURN CENTER

- Commercial office building for sale
- 14,230 +/- sf
- 0.27 acres
- 5-Unit, multi-tenant
- 2-Story, handicap accessible
- Dedicated parking spaces
- Projected NOI: \$221,694 +/-
- Available to Occupy: 3,976 +/- sf 2nd floor office suite
- 2nd Floor newly renovated



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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355 Main Street, Woburn, MA

SPECIFICATIONS

as of September 10, 2018

Building Size:	14,230 +/- sf (7,115 +/- per floor)
Lot Size:	0.27 acres = 11,761 sf
Built:	1984
Frontage:	72 feet on Main Street
1 st Floor:	Citizens Bank branch retail office
2 nd Floor:	3-4 newly renovated office spaces (2 currently leased)
Basement:	partial, unfinished, utility area
Handicap Accessible:	1 st Floor access from front entry on Main Street 2 nd Floor access from ramp off rear entry parking lot
2018 Tax Assessment:	\$1,223,700
2018 Real Estate Tax Rate:	\$24.95/thousand
2018 Real Estate Taxes:	\$30,531.32
Zone:	B-D (business downtown)
City of Woburn Parcel ID:	7192
Book/Page:	47076 / Page 518
Map, Block & Lot:	51-14-17
Roof:	Flat, rubber membrane Upper Roof: Left side 2/3 of bldg. 10-12 yrs Lower Roof: Right side 20+ yrs.
Utilities:	3 phase, 400 amp; Gas heat fuel; Municipal water & sewer; HVAC
Sprinkler System:	Yes
Stories:	2
Units:	5
Current Income: as of 9/10/18	\$194,693
# Current Tenants:	3
Available Office(s): 2 nd Floor	3,976 +/- sf
Parking:	7 on-site parking spaces (Adjacent municipal parking lot for approx. 250 vehicles)

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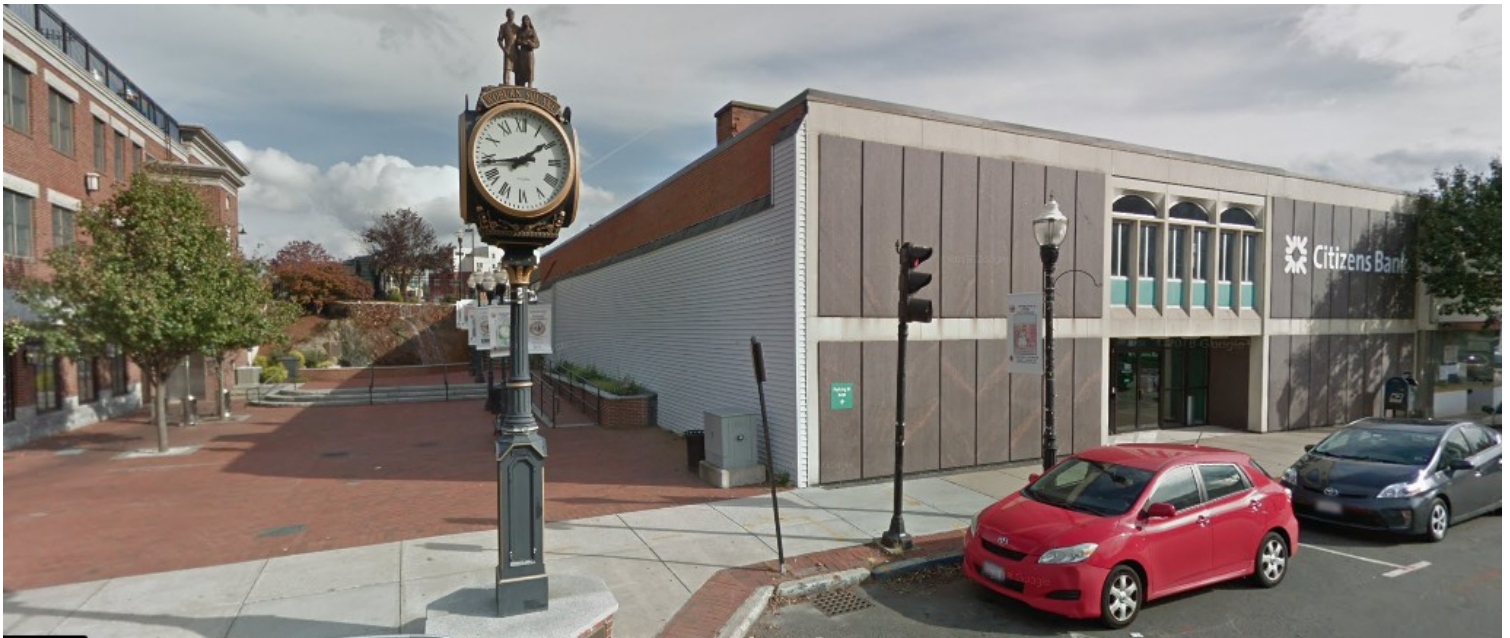
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355 Main Street, Woburn, MA

PROJECTED NOI as of September 10, 2018

Current Income	\$194,693 +/-
Expenses:	\$63,000 +/- (approx. \$33,000 reimbursed by tenant)
Projected NOI:	\$221,694 +/-



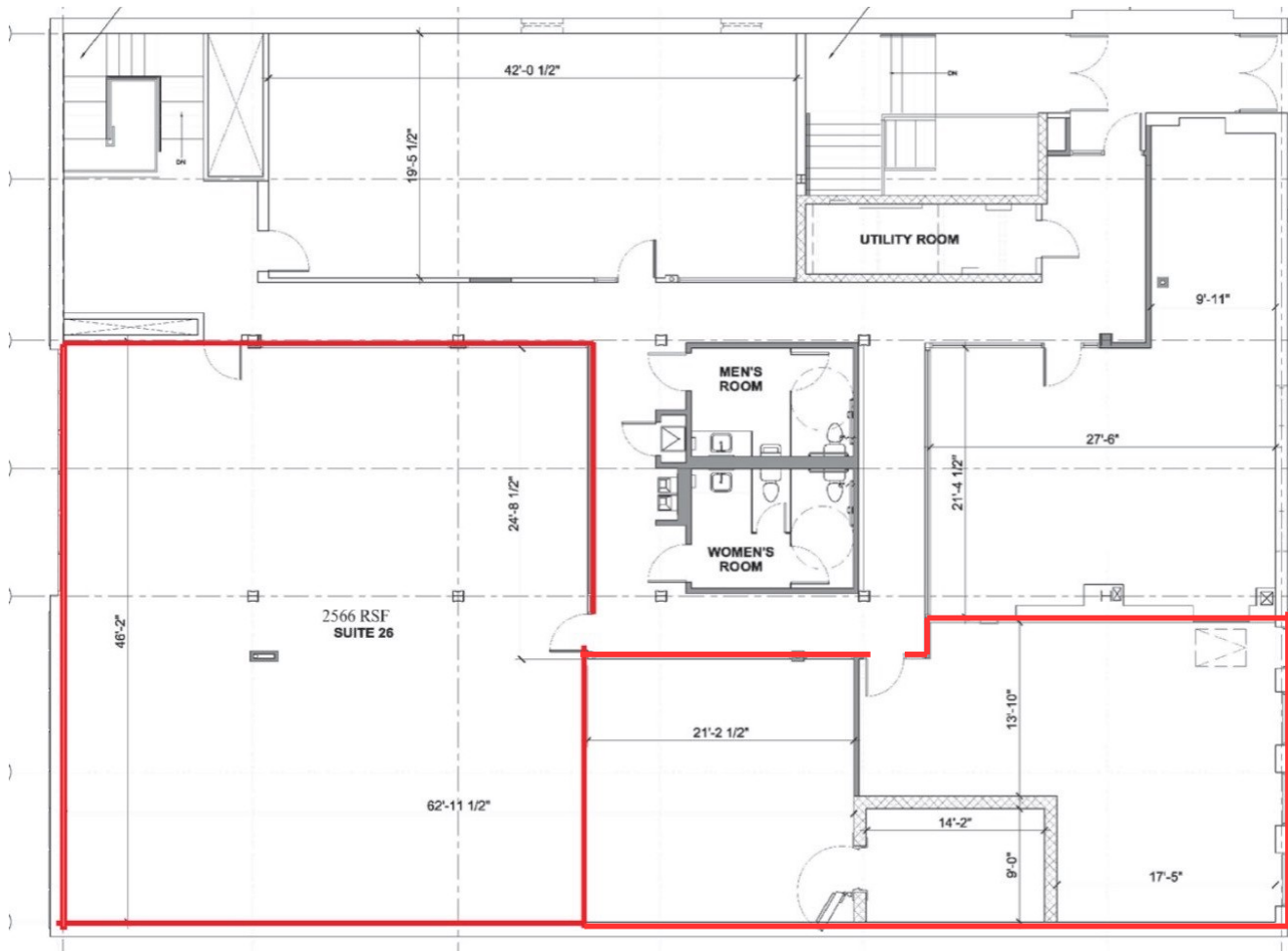
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355 Main Street, Woburn, MA



UPPER LEVEL

■ 3,979 +/- sf available to occupy or lease as of 9/10/18
Could be divided into two smaller suites.

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