

3-Building Office/Retail/Residential Package



CENTRAL WOBURN

- Total Building: 31,230 +/- sf
25,000+/-sf rentable sf
- 76 Winn: Office/Retail
- 78 Winn: Residential
- 80 Winn: Office/Retail
- Lot: 1.25 +/- acres, Zoned BH
- 0.3 miles from Woburn Center
- 24 Units
- 1 passenger elevator
- Parking lot in rear
- 1 dock door
- 1 ground level loading door



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CARBONE Commercial Real Estate, Inc.

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76, 78 & 80 Winn Street, Woburn, MA



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76, 78 & 80 Winn Street, Woburn, MA

SPECIFICATIONS

December 17, 2020

	76 Winn Commercial	78 Winn Residential	80 Winn Commercial
Year Built:	1984	1920	1984
Income:	\$159,600 *with 4 vacant units	\$15,600.00	\$53,472.00
Number of Units:	13	1	2
Real Estate Tax:	\$36,785.92	\$3,755.96	\$10,576.88
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: Valuation Year 2020	\$1,612,400	\$404,300	\$460,600.00
Tax: FY2020 Comm \$23.20; Res \$9.32	\$37,407.68	\$3,768.08	\$10,685.92
Parcel ID:	5189	5190	5191
Mblu:	42 12 07	42 12 08	42 12 09
Stories:	4	1.75	3
Exterior:	Masonry	Vinyl Siding	Masonry
Heat:	Gas Forced Air-Duct		Gas Forced Air-Duct

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76, 78 & 80 Winn Street, Woburn, MA

INCOME & EXPENSES

December 13, 2020

Building RENTAL INCOME

76	76 Winn	13,300.00 *
78	78 Winn	1,300.00
80	80 Winn	<u>4,456.00</u>
	Subtotal	19,056.00

(* note: with 4 vacant units at 76 Winn 12/13/20)

X 12 months 12.00
Annual Income **228,672.00**

EXPENSES

Snow Removal & landscaping	by owner
76 Winn Tax	36,785.92
78 Winn Tax	3,755.96
80 Winn Tax	10,576.88
76 Winn Insurance	5,226.00
78 Winn Insurance	1,479.00
80 Winn Insurance	1,715.00
76 Winn Water	1,932.50
78 Winn Water	1,831.00
80 Winn Water	1,066.00
Common Electric	5,800.00
Dumpster	5,500.00
Floor Cleaning	8,650.00
Maintenance (A/C repair)	6,400.00
Est snow plowing	<u>4,800.00</u>
Annual Expenses	95,518.26

NOI 133,154

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