# 3-Building Office/Retail/Residential Package



### **CENTRAL WOBURN**

- Total Building: 31,230 +/- sf 25,000 +/-rsf
  - 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



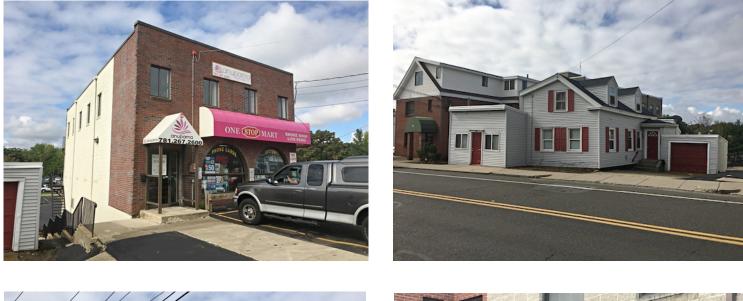
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### CARBONE Commercial Real Estate, Inc.

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## 76, 78 & 80 Winn Street, Woburn, MA







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### 76, 78 & 80 Winn Street, Woburn, MA

#### **SPECIFICATIONS**

February 19, 2021

	76 Winn Commercial	78 Winn Residential	80 Winn Commercial
Year Built:	1984	1920	1984
Income:	\$173,604 *with 3 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**

February 19,2021

RENTAL INCOME		EXPENSES	
76 Winn	14,467.00	Snow Removal & Landscaping	by owner
78 Winn	1,300.00	76 Winn Tax	36,785.92
80 Winn	4,456.00	78 Winn Tax	3,755.96
Subtotal	20,223.00	80 Winn Tax	10,576.88
(*with 3 vacant units)		76 Winn Insurance	5,226.00
		78 Winn Insurance	1,479.00
		80 Winn Insurance	1,715.00
		76 Winn Water	1,932.59
		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
X 12 months	12.00	Est. Snow Plowing	4,800.00
Annual Income	242,676.00	Annual Expenses	95,518.35
		NOI	147,157.65

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