

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

August 3, 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	\$39,156.00
Number of Units:	13	1	3
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 2021	\$1,612,400	\$404,300	\$460,600.00
Tax: FY2021 Comm \$22.86; Res \$9.33	\$36,859.00	\$3,772.00	\$10,529.00
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

RENTAL INCOME

76 Winn	14,467.00
78 Winn	1,300.00
80 Winn	3,263.00
Subtotal	19,030.00

(*with 4 vacant units)

X 12 months	12.00
Annual Income	228,360.00

ESTIMATED 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	4,800.00
Est. Annual Expenses	95,518.26

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