

3-Building Office/Retail/Residential Package



CENTRAL WOBURN

- Total Building: 31,239 +/- sf
 - 76 Winn: Office/Retail
 - 78 Winn: Residential
 - 80 Winn: Office/Retail/Storage
- Lot: 1.25 +/- acres
- 0.3 miles from Woburn Center
- 16 Tenants
- 1 passenger elevator
- Parking lot in rear
- 1 dock door
- 1 ground level loading door



CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: Edward Carbone 781-935-5444 / 978-930-1579 Edward@CarboneRE.com www.CarboneRE.com

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Copyright 2018 © Carbone Commercial Real Estate, Inc., agent of the Owner/Seller.

76, 78 & 80 Winn Street, Woburn, MA



SPECIFICATIONS

April 4, 2020

	76 Winn	78 Winn	80 Winn
Year Built:	1984	1920	1984
Income:	\$184,200.00	\$15,600.00	\$53,472.00
Number of Tenants:	12	1	3
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:	\$1,585,600	\$403,000	\$455.90
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

CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: Edward Carbone 781-935-5444 / 978-930-1579 Edward@CarboneRE.com www.CarboneRE.com

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Copyright 2018 © Carbone Commercial Real Estate, Inc., agent of the Owner/Seller.

76, 78 & 80 Winn Street, Woburn, MA

INCOME & EXPENSES

April 4, 2020

RENTAL INCOME

76 Winn	15,350.00
78 Winn	1,300.00
80 Winn	<u>4,456.00</u>
Subtotal	21,106.00

X 12 months	<u>12.00</u>
Annual Income	253,272.00

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	1,932.59
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
Est. Snow Plowing	<u>4,800.00</u>
Annual Expenses	95,518.35

CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: Edward Carbone 781-935-5444 / 978-930-1579 Edward@CarboneRE.com www.CarboneRE.com

Seller and Broker make no representation or warranty, express or implied, as to the accuracy or completeness of the information or that actual results of operations will confirm to any projections that may be set forth. Seller and Broker expressly disclaim any and all liability for representations or warranties, express or implied, contained herein or for omissions from the information. Neither Seller, nor any other agents or representatives or affiliates of Seller shall have any liability to Purchaser, its agents or representatives or any Related Party, resulting or arising from use of or reliance upon the information. Information presented subject to errors, omissions change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.