

# Custom-Designed Former Retail Bank Branch Office



87 Elm Street  
Woburn, MA

**FOR SALE: \$1,250,000**

- Office building; Former retail bank branch office
- 5 teller windows
- Drive-thru teller facility, 2 lanes
- 11 on-site parking spaces
- Unique, attractive building design
- High-traffic, corner location on Rte 38
- Located across from newly-constructed CVS Pharmacy
- Building: 3,446 +/- SF
- Total Land Area: 16,500 +/- SF
  - Parcel 1305:
    - 10,000 +/- sf
    - Assessment: \$719,300
  - Parcel 1306:
    - 6,500 +/- SF
    - Assessment: \$15,000
- Zoned: B-H and R-2
- Built: 1997

## 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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# 87 Elm Street, Woburn, MA

## SPECIFICATIONS

as of August 14, 2018

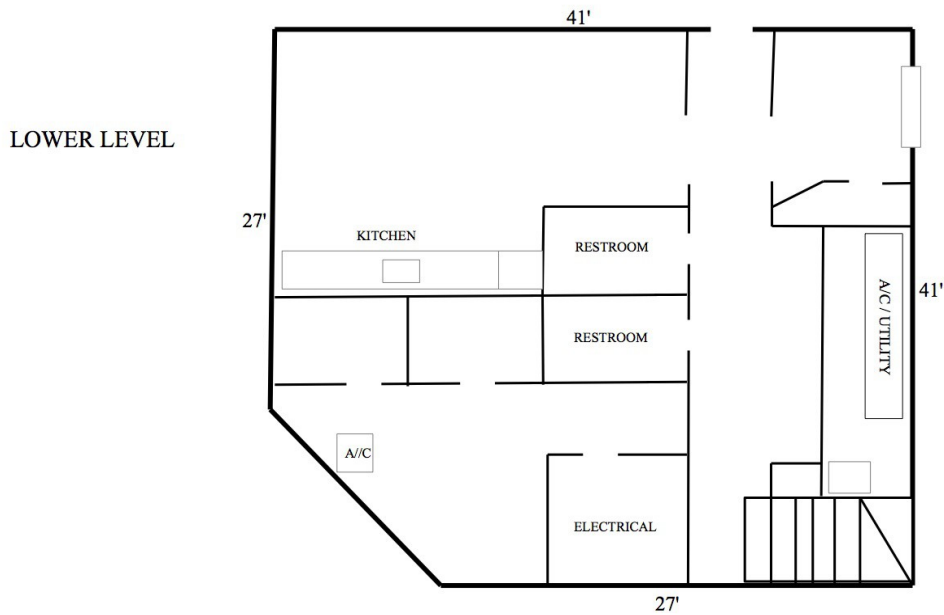
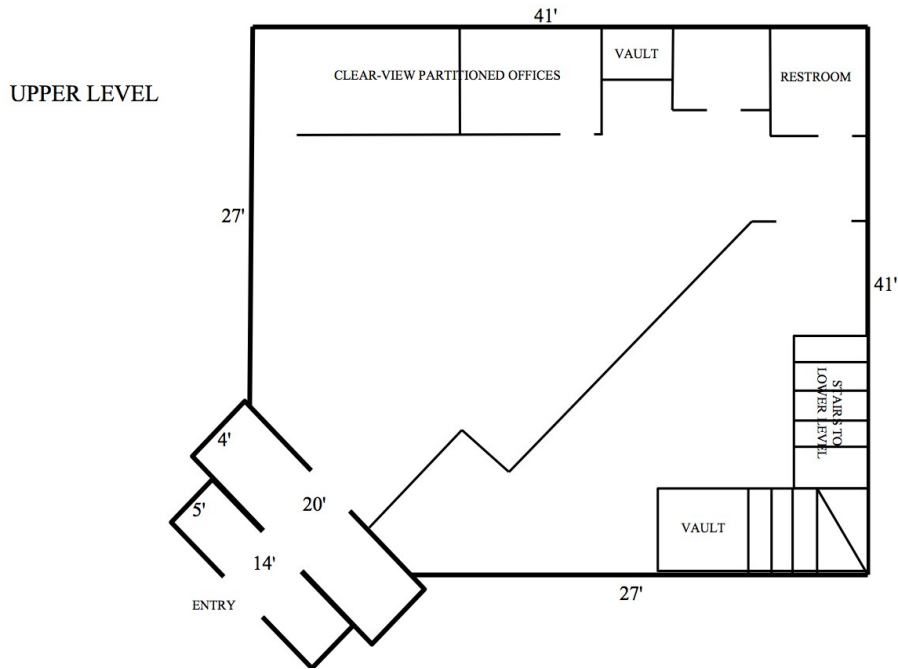
Building Size:	3,446 +/- sf
Total Land Area:	16,500 +/- sf
Parcel 1305 / Mblu 18/06/04:	10,000 +/- sf Zone: B-H Assessment: \$719,000 Map Block Lot: 18-06-04 Book/ Page: 23704, Page193 Real Estate Tax: \$17,946.54
Parcel 1306 / Mblu 18/06/05:	6,500 +/- sf Zone: B-H and R2 Assessment: \$15,000 Map Block Lot: 18-06-05 Book/Page: 23704, Page 190 Real Estate Tax: \$374.25
Total Real Estate Tax 2018:	\$18,320.79
Corner Location:	Corner of Elm & Main Streets; Route 38
Frontage on Route 38 / Main Street:	143' +/-
Frontage on Elm Street:	165' +/-
Parking:	11 on-site parking spaces
Drive-Thru:	2 lanes covered with vacuum tube system
Stories:	2
Upper Level Area:	1,723 +/-
Lower Level Area:	1,723 +/-
Building Age:	1997
Exterior:	Brick
Construction:	Masonry, steel, and wood roof deck
Roof:	Vinyl / Asphalt shingle
A/C:	Central HVAC
Heat Fuel:	Natural Gas
Electrical:	200 AMP
Water / Sewer:	Municipal

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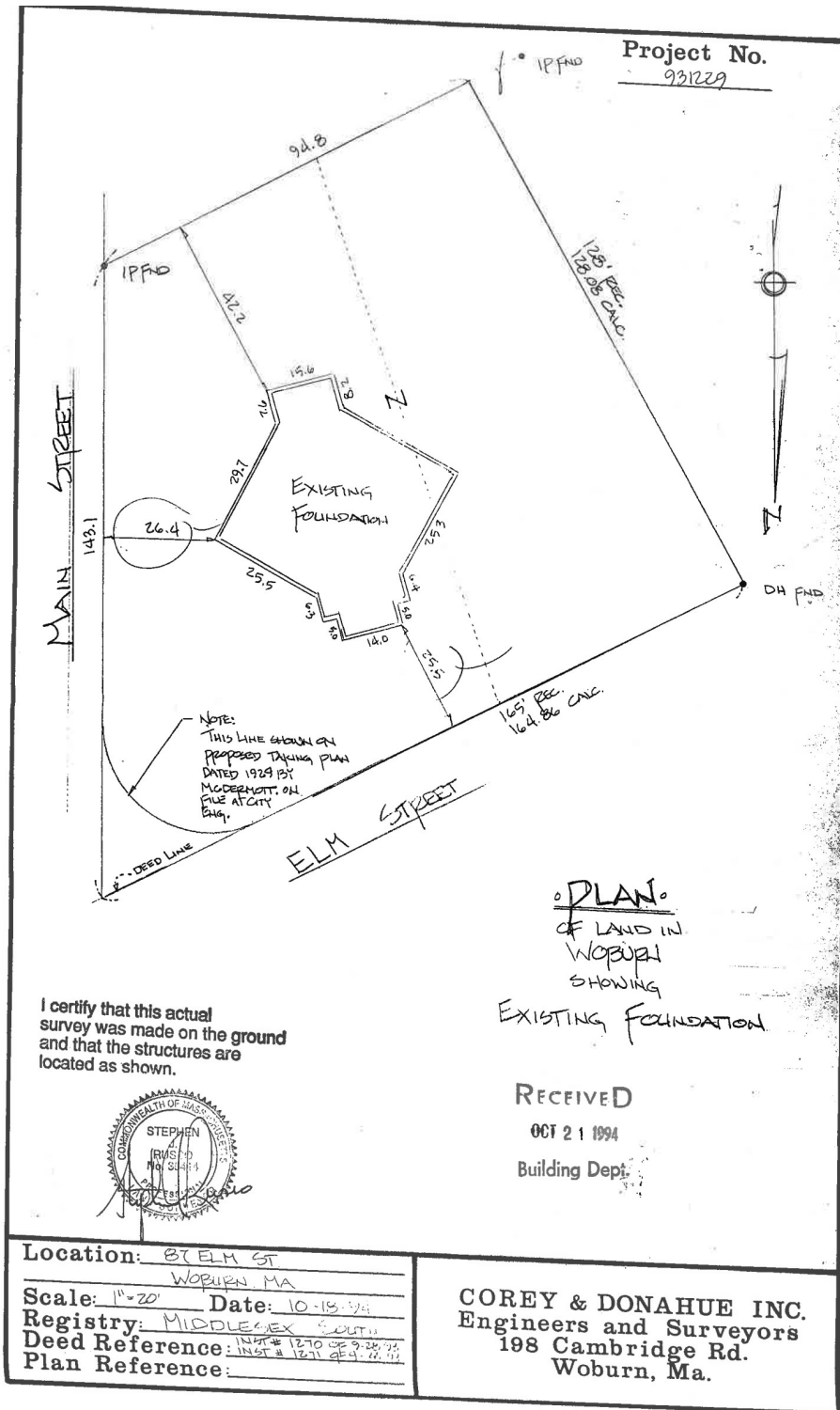
[Plan not drawn to scale. Plan not exact.]

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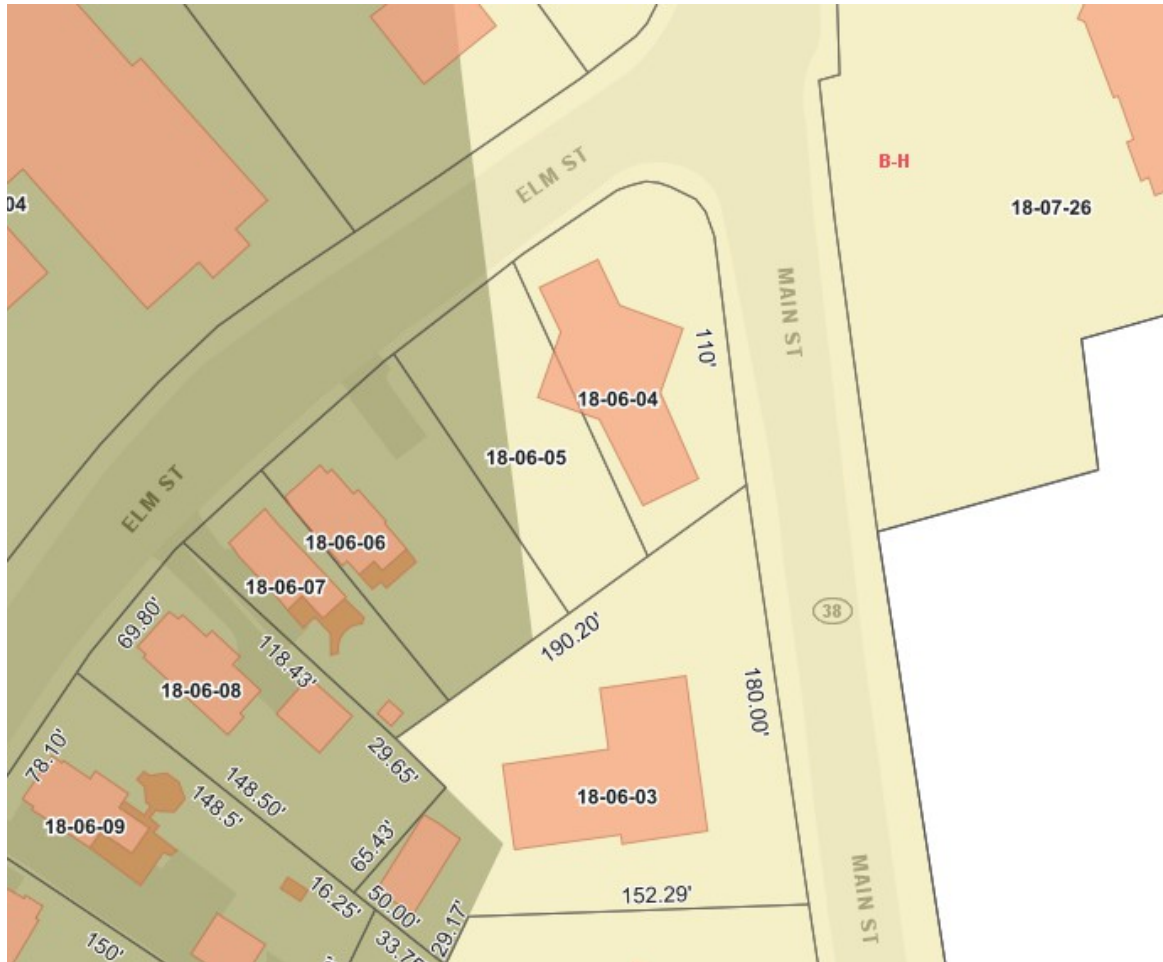
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# 87 Elm Street, Woburn, MA

**ZONING**  
as of August 13, 2018



[source City of Woburn maps online]

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