

3-Parcel Package: Main Street, Woburn, MA



3 PARCELS TOTALING:

- Buildings: 29,517 +/- sf
- Lot: 1.67 acres
- Zoning: B-H (business-highway)
- Tenants: 5 existing
- 13,643 +/- sf available, including 6 garage bays, available for buyer to occupy or lease
- Overhead doors: total 10 (8 drive in and 2 loading)



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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911-921 Main Street, Woburn, MA

SPECIFICATIONS

as of August 26, 2019

911 Main Street	
Building Size:	13,476 +/- sf
Lot Size:	0.32 acres
Year Built:	1997
Assessment:	\$667,500
Real Estate Tax:	\$15,833.10; Commercial tax rate only \$23.72/thous.
Zone:	Building-Highway (B-H)
Map / Block / Lot:	13-06-39
Parcel ID:	751
Stories:	2
Description:	Small Retail MDL-94
Overhead Doors:	2 loading; 1 ground level drive-in
Model:	Commercial
Exterior:	Brick/Masonry; Concr/Cinder
Roof:	Flat; Rubber membrane
Heat:	Natural gas; Forced Air-Duct
A/C:	Central
Ceiling:	10'
Basement:	Finished

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911-921 Main Street, Woburn, MA

SPECIFICATIONS

as of August 26, 2019

921 Main Street	
Building Size:	15,061 +/- sf
Lot Size:	1.05 acres
Year Built:	1979
Assessment:	\$853,300
Real Estate Tax:	\$20,240.28; Commercial tax rate only \$23.72/thous.
Zone:	Building-Highway (B-H)
Map / Block / Lot:	13-06-38
Parcel ID:	750
Stories:	1
Description:	Small Retail MDL-94
Overhead doors:	7 ground level drive-in
Available to Occupy:	13,643 +/- (currently owner-occupied)
Model:	Commercial
Exterior:	Brick veneer; Concr/Cinder
Roof:	Flat; Tar & Gravel
Heat:	Natural gas; Floor furnace
A/C:	None
Ceiling:	Varies: 9'4" to 13'4"

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SPECIFICATIONS

as of August 26, 2019

3 O'Neil Road	
Building Size:	2,016 +/- sf (1,008 first floor; 1,008 unfinished basement)
Lot Size:	0.30 acres
Year Built:	1954
Assessment:	\$349,700
Real Estate Tax:	\$3,322.15; Commercial tax rate only \$9.50/thous.
Zone:	Building-Highway (B-H)
Map / Block / Lot:	13-06-37
Parcel ID:	749
Stories:	1
Description:	Single Family
Overhead Doors:	0
Model:	Residential
Exterior:	Aluminum siding
Roof:	Gable/hip; Asph/F Gls/Cmp
Heat:	Oil; Hot water
A/C:	None
Rooms:	3-bedroom; 1 bath
Basement:	unfinished

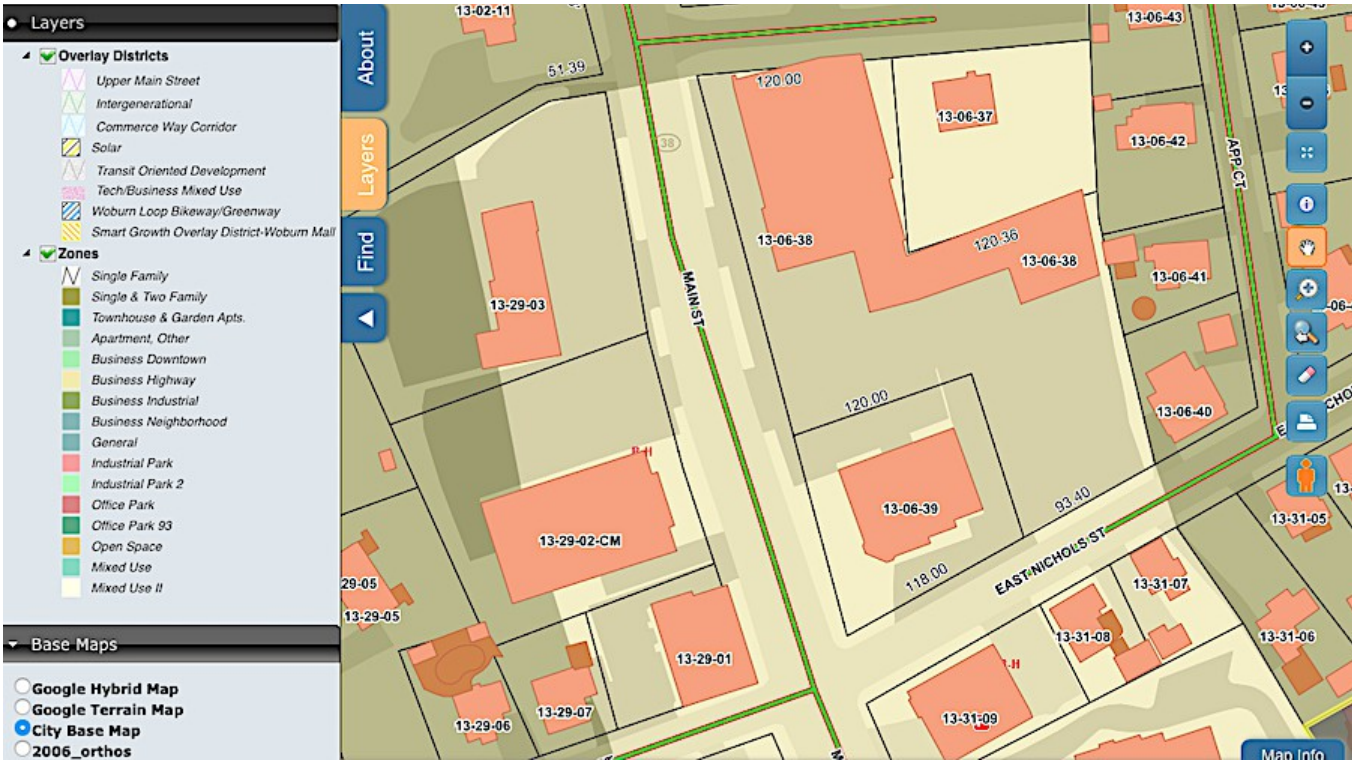
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911-921 Main Street, Woburn, MA

ZONING (Business-Highway: B-H)



LOCATION



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