

919-921 Main Street, Woburn, MA



15,061 +/- SF COMMERCIAL BUILDING

FOR SALE: \$2,350,000



SPECIFICATIONS

Single-Story:	15,061 +/- SF
Lot Size:	1.05 +/- acres
Lot Size:	45,738 +/- SF
Parking:	32 +/- spaces
Zone:	B-H Business Highway
Drive-in doors:	Seven (7)
Floor Drain:	Yes
Sprinklers:	Yes
Age:	1979 per assessor
Map Block Lot:	13-06-38
Heating:	Natural gas
2020 Assessment:	\$984,200
Construction:	Masonry
Electric Service:	
Water & Sewer:	Municipal
Ceiling Height:	9'8" to 13'4" +/-
RE Tax 2020:	\$22,833.44
Main Street Frontage:	238 +/- feet
O'Neil Road Frontage:	120 +/- feet
Note:	2 Tenants at 911 Main St are allowed to park on the 919-921 Main Street lot.

CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: Edward Carbone 781-935-5444 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 2020 Carbone Commercial Real Estate, Inc., agent of the Seller.

919-921 Main Street, Woburn, MA



SPECIFICATIONS

1st Floor 6,500 +/- SF
Garage/Storage
2 Drive-in doors
13'2" Ceiling height
2 Floor drains
Gas heat
20' x 14' Office
Drive-up front parking
Glass front windows



1st Floor 3,003 +/- SF
Retail / Showroom / Office / Storage
2 Offices
2 Restrooms
Glass front windows
Drive-up front parking



1st Floor 1,107 +/- SF
Two-bay Repair Garage
2 Drive-in doors 10' x 10'
12'7" Ceiling height
Gas heat

1st Floor 1,600 +/- SF
Two-bay Storage Garage
2 Drive-in doors
9'8" Ceiling height
2 Floor drains
Gas heat

1st Floor 2,853 +/- SF
Auto Repair Garage
1 Drive-in door
13'4" Ceiling height
1 Floor drain
1-Room office
1 Restroom

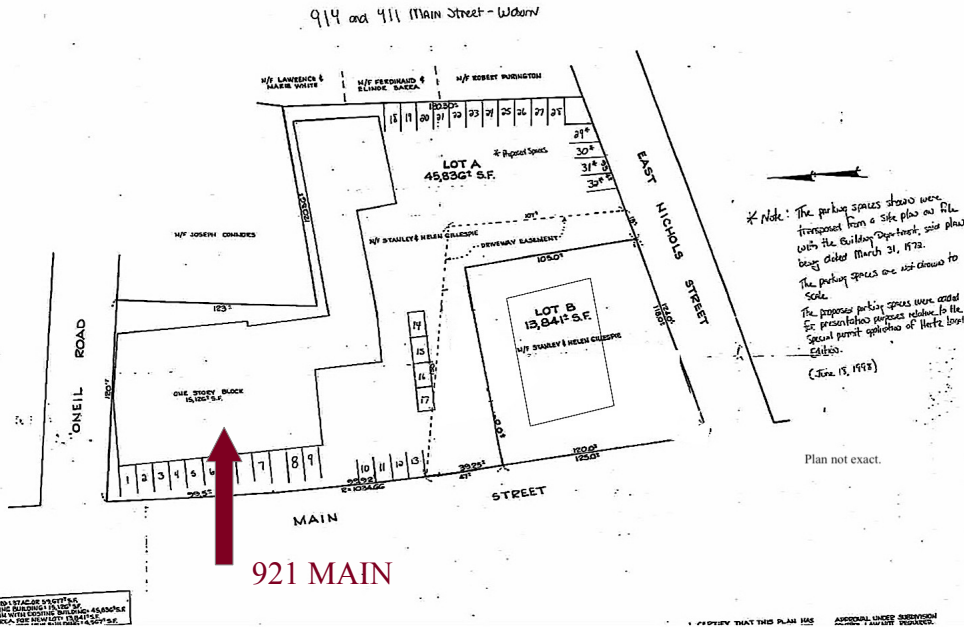
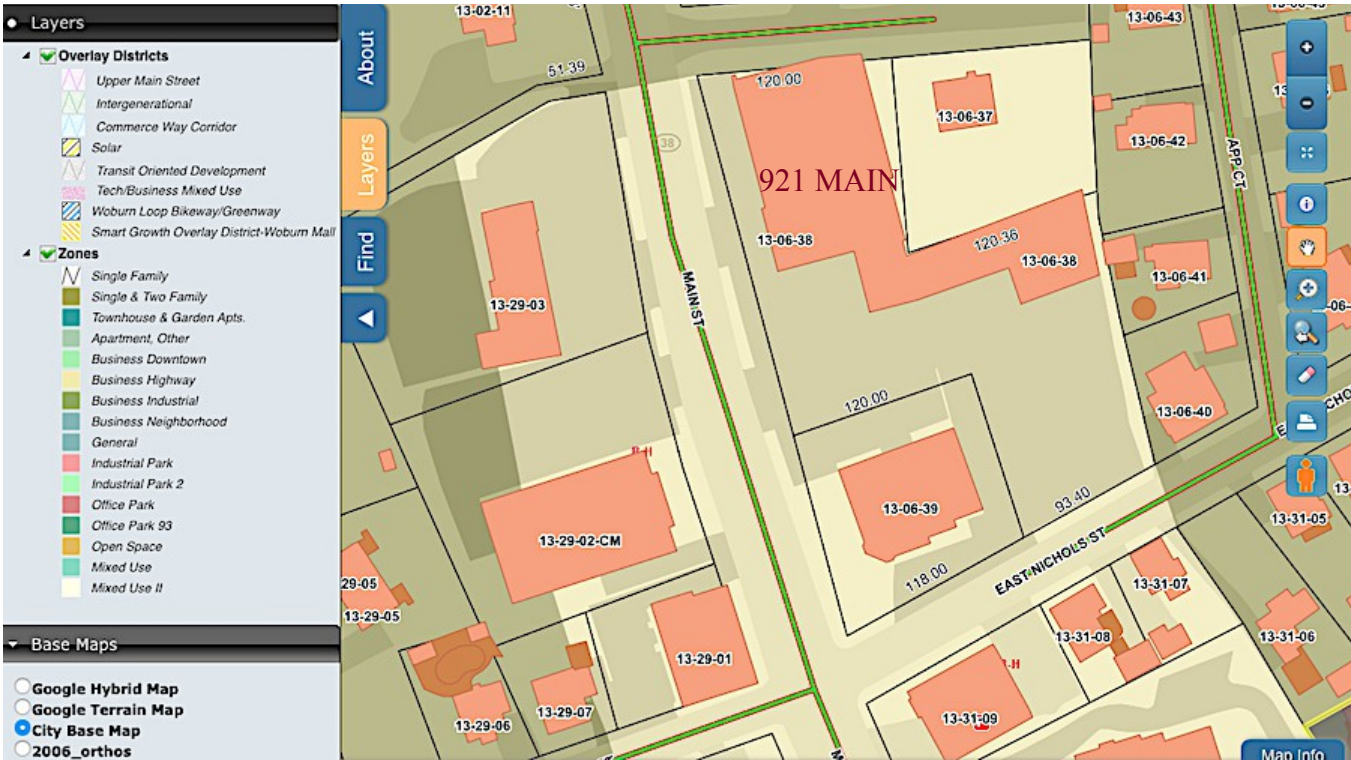
CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: Edward Carbone 781-935-5444 Edward@CarboneRE.com www.CarboneRE.com

919-921 Main Street, Woburn, MA

ZONING (Business-Highway: B-H)



CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: Edward Carbone 781-935-5444 Edward@CarboneRE.com www.CarboneRE.com