# 20 UNIONST MA DEVELOPMENT SITE

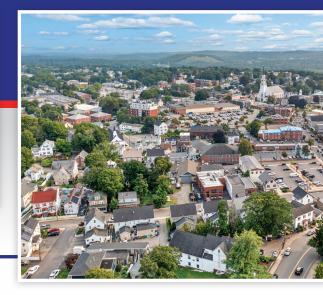


Godino & Company, Inc. is pleased to announce the availability of this property ready for re-development. The site is situated in a prime location in the heart of downtown Woburn within walking distance of restaurants, banking, retail & City Hall. The Property is strategically located less than a mile to Rte. 93, 10 miles to Boston, 12 miles from the airport & within 2.5 miles of the MBTA Commuter Rail Lowell Line. (Mishawum Commuter Rail & Winchester Center Commuter Rail) and nearby is the Logan Express Bus line and MBTA bus service route 134 which runs along Main Street through Woburn.

The combination of a prime location, & the potential of the City granting a special permit that would allow the construction of 7 to 14 condominiums or rental units make this property an outstanding development opportunity. **Building Size: 3,200 SF** 

LOT SIZE 0.22 ACRES 9,583 SF







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## -25 CAMPBELL ST.

## **WOBURN, MA** 01801



#### **PROPERTY HIGHLIGHTS**

**ZONING** B-D (Downtown Business) which allows for no setbacks.

#### **POTENTIAL STATE PROGRAMS:**

A development here may qualify for state benefits for small inner downtowns.

#### **UNIT POTENTIAL:**

7-14 units of 1 & 2 bedrooms from 700sf or larger subject to agreeing to build a 700sf+ ground floor office space.

#### **PARKING/ONSITE:**

12+ existing spaces.

#### **PARKING/MUNICIPAL:**

BA 60-car +/- municipal parking lot with EV charging. There are two City owned lots one that abuts the subject property & another within a two-minute walk



### **PROPERTY HIGHLIGHTS**

WATER/SEWER: Municipal

**ELECTRICITY:** Supplied by Eversource

**NATURAL GAS:** Supplied by National Grid. There is no heating system in the existing building

AGE: Existing garage built in 1979

**ROOF EXISTING:** Less than 10 years old, Asphalt Gable/Hip

#### **PARCEL ID #:** WOBU-000051-000006-000005

LOADING: One drive-in door

#### **EXISTING TENANT:**

is paying a below market rental of \$2,400 with its lease expiring on May 31,2024

ASSESSED VALUE: \$720,600

**REAL ESTATE TAXES:** FY2023 \$15,233

**BOOK/PAGE:** 71945/0282

SALE PRICE: Please contact us



#### ZONING BY RIGHT USES INCLUDE:

Storage

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- Hotel/Motel
- Medical/Veterinarian
- Commercial Greenhouse
- Bank with ATM
- Funeral Home
- Solar Thermal Systems
- Self-storage

Car wash

- Medical building up to 5,000sf
- Office Building under 15,000sf
- Child care center
- School

#### ZONING BY SPECIAL PERMIT:

- Multi-family above the first floor
- Restaurant (Fast Food)
- Child daycare
- Drive-up service for bank & restaurant
- Building-mounted wireless communications link
- Office Building over 15,000sf
- Auto and truck repair garage
- Auto sales & repairs
- Passenger transportation terminal

MEDIAN HOUS	EHOLD INCOME
<b>\$97,474</b> 1 Mile	<b>\$114,803</b> 3 Miles
POPU	LATION
16,308	90,361
1 Mile	3 Miles
HOUSE	EHOLDS
6,652	36,130
1 Mile	3 Miles
MEDIA	AN AGE
40.70	41.70
1 Mile	3 Miles
DAYTIME E	EMPLOYEES
6,055	83,203
1 Mile	3 Miles



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