

25

# CAMPBELL ST

WOBURN  
MA  
01801

\* REFERRED TO AS 20 UNION STREET ON THE ASSESSOR'S RECORDS

## FOR SALE

## 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.

**LOT SIZE** 0.22 ACRES  
9,583 SF



 **WOBURN, MA**

### GODINO & COMPANY, INC.

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— 25 CAMPBELL ST. —

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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:**

- Physical Fitness
- Hotel/Motel
- Medical/Veterinarian
- Commercial Greenhouse
- Bank with ATM
- Funeral Home
- Solar Thermal Systems
- Self-storage
- Pickleball & other racquet sports
- 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 HOUSEHOLD INCOME

**\$97,474**

1 Mile

**\$114,803**

3 Miles

### POPULATION

**16,308**

1 Mile

**90,361**

3 Miles

### HOUSEHOLDS

**6,652**

1 Mile

**36,130**

3 Miles

### MEDIAN AGE

**40.70**

1 Mile

**41.70**

3 Miles

### DAYTIME EMPLOYEES

**6,055**

1 Mile

**83,203**

3 Miles



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