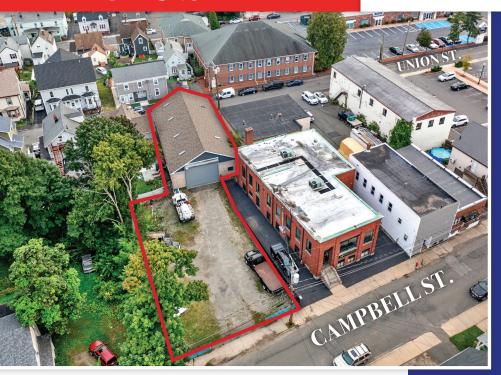
# CAMPBELLST

**WOBURN** MA 01801

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

# FOR SALE

#### FLEX BUILDING WITH DEVELOPMENT OPTIONS



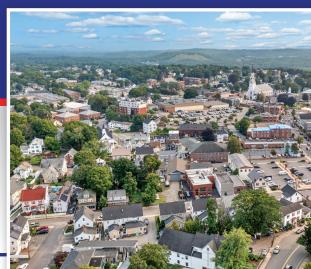
Godino & Company, Inc. is pleased to announce the availability of this property ready to occupy. The site is situated in a prime location in the heart of downtown Woburn within walking distance of restaurants, banking, retail & City Hall. The Property is strategically located less than a mile to Rte. 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.

SIZE

0.22 ACRES 9,583 SF







**S** WOBURN, MA



**TOM GODINO** 

President 617-965-4200 x1 tgodinosr@godinoco.com **SUSAN ELLIS** 

Vice President 617-965-4200 x2 sgodino-ellis@godinoco.com

# — 25 CAMPBELL ST. —

# WOBURN, MA 01801



# PROPERTY HIGHLIGHTS

PRICE: ASKING \$1,300,000

BUILDING SIZE: 3,200 SF

#### 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. Two Drive-Doors so one can drive in from Campbell St, & exit on Union St.

#### 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:

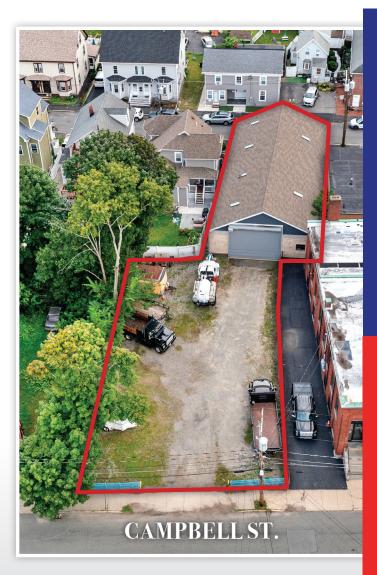
Existing garage built in 1979

#### **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:**

- Flex
- 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

\$114,803

1 Mile

3 Miles

## **POPULATION**

16,308

90,361

1 Mile

3 Miles

#### **HOUSEHOLDS**

6,652

36,130

1 Mile

3 Miles

#### **MEDIAN AGE**

40.70

41.70

1 Mile

3 Miles

### **DAYTIME EMPLOYEES**

6,055

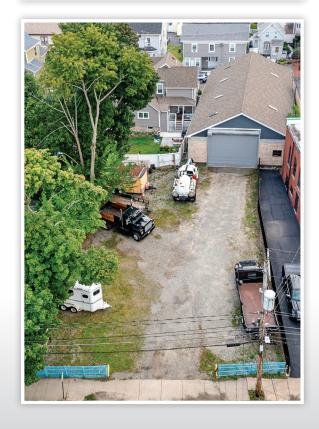
83,203

1 Mile

3 Miles







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#### **SUSAN ELLIS**

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