

25

CAMPBELL ST

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.

LOT
SIZE

0.22 ACRES
9,583 SF



WOBURN, MA

GODINO & COMPANY, INC.

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— 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

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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