

MLS # 73077613 - Active

Commercial/Industrial - Industrial

71 West Main Georgetown, MA 01833 **Essex County**

List Price: \$10,000

Directions: I-95 to Route 133 West which runs into West Main St. (Rt. 97) to 71 West Main Street on the right.

Remarks

RARE OPPORTUNITY TO PURCHASE OR LEASE THIS RENOWNED AND REPUTABLE AUTO REPAIR FACILITY. OR, LEASE TO BUY. The business proudly possesses a grandfathered use in the downtown Georgetown area. This building is heated by its own oil byproducts thereby eliminating certain energy costs. New Rolled rubber roof ~1 year old. One new garage doors recently installed and 2 renovated doors; a \$10,000 value. Mini-split Air conditioning in the Office and Waiting room areas. Environmental fiber filtration system on part of the property perimeter. 4-lifts with one inspection station which exists with the current business owner. The Lease price is minimum \$10,000 per month for an ~5-year lease with 2%/year escalation and requires \$475,000 downpayment credited toward total purchase price of \$1.1M. Purchase terms in MLS ID: 73077612. OPTIONAL EXPANSION. Ask Broker for details.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$145,700	Space Available For: For Lease
Office:	1	841	Bldg: \$163,600	Lease Type: Triple Net Lease (NNN)
Retail:	1	2,643	Total: \$309,300	Lease Price Includes: Building, Land
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
_			# Stories: 1	21E on File: Yes
			-	
Total:	1	3,484	# Units:	
Disclosures: Abandoned ROW easement abutting left side of property boundary.				

Drive in Doors: 3 Expandable: Unknown Gross Annual Inc: Dividable: Unknown Gross Annual Exp: Loading Docks: Elevator: No Net Operating Inc: Ceiling Height: Sprinklers: No Special Financing: # Restrooms: 1 Hndcp Accessibl: Railroad siding: Assc: Assoc Fee:

Lot Size: 10,890 Sq. Ft. Traffic Count: Frontage: Acres: **0.25** Depth: Lien & Encumb: Subdivide: Undrgrnd Tank: Survey: No Plat Plan: Parking Spaces: 15 Easements: Yes

Lender Owned: No Short Sale w/Lndr.App.Req: No

Features

Construction: Frame, Mason, Steel, Other (See Remarks) Location: Downtown, Free Standing, Central Business

District, Corner Lot

Parking Features: Attached, Garage, 11-20 Spaces, Improved

Driveway, Paved Driveway, On Site Roof Material: Rolled, Rubber Site Condition: Dry, Level, Improved

Utilities: Public Water, Private Sewer, 220 Volts, Three

Phase

Other Property Info

Disclosure Declaration: Yes

Exclusions: Non-attached Personal Property. Certain tools may be retained by the owner or may be negotiable.

Year Established: 1930

Year Established Source: Public Record

Tax Information

Pin #: 6C-142 Assessed: \$309,300

Tax: **\$4,135.15** Tax Year: **2023** Book: 24881 Page: 0006

Cert: 9/28/2005 Zoning Code: IA-3320

Zoning Desc: Legal Non-Conforming Map: 6C Block: 0000 Lot: 0142

Compensation

Sub-Agent: Not Offered Buyer Agent: \$1

Facilitator: \$1

Compensation Based On: Net Sale Price

Office/Agent Information

Office: MLSLincolnWestonRealty (781) 235-7727

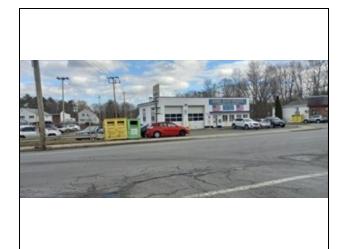
Agent: Peter Gottlieb (781) 235-7727

Team Member(s): Peter Gottlieb (781) 235-7727

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2023 MLS Property Information Network, Inc.



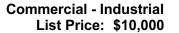














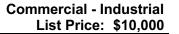






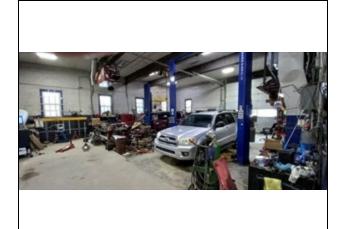








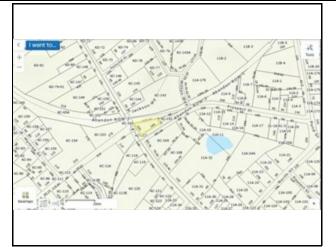












Commercial - Industrial List Price: \$10,000