



**MLS # 72850972 - New
Commercial/Industrial - Office**

**220 Broadway - Unit #305
Lynnfield, MA 01940
Essex County**

List Price: **\$600,000**

Directions: **Rt 1 South, Lynnfield Woods Office Park**

Remarks

NEW TO MARKET!! No Shore's premier Class A office condo park. Custom designed double unit built out to an exceptionally high quality finish, with numerous offices and interior custom glass (DIRTT System) partitions. Utilities separately metered. Includes conference center. Ideal for lawyers, financial advisors and other professional users seeking outstanding identity. Ample parking. Impeccably landscaped and professionally managed. Sale or lease. Available Q4 2021. Must see.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Sale/Lease
Office:	2	2,536	Bldg: \$0	Lease Type: Gross
Retail:	0	0	Total: \$299,200	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: Yes Exchange: No
Manufacturing:	0	0	# Stories: 4	Sublet: No
				21E on File: No
Total:	1	2,536	# Units: 20	

Disclosures: **Space available Q4 2021**

Drive in Doors: 0	Expandable: No	Gross Annual Inc:
Loading Docks: 0	Dividable: No	Gross Annual Exp:
Ceiling Height: 8	Elevator: Yes	Net Operating Inc:
# Restrooms: 8	Sprinklers: Yes	Special Financing: No
Hndcp Accessibl: Yes	Railroad siding: No	Assoc: Yes Assoc Fee: \$1,490

Lot Size: 435,600 Sq. Ft.	Frontage:	Traffic Count:
Acres: 10	Depth:	Lien & Encumb:
Survey:	Subdivide: Yes	Undrgrnd Tank: No
Plat Plan:	Parking Spaces: 10	Easements: No
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Association Fee Includes: **Water, Master Insurance, Security, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Sauna/Steam, Refuse Removal**

Construction: **Steel, Stucco**

Location: **Suburban, Park, Office Park, Highway Access**

Parking Features: **Open**

Roof Material: **Membrane**

Utilities: **Public Water**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Year Established: **1985**

Year Established Source: **Public Record**

Tax Information

Pin #: **055-0796-A-0302-3**

Assessed: **\$299,200**

Tax: **\$5,772** Tax Year: **2021**

Mill Rate: **19.29**

Book: **38461** Page: **58**

Cert:

Zoning Code: **OP**

Zoning Desc: **Legal Conforming**

Map: **55** Block: **0796** Lot: **A0305**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**

Facilitator: **0**

Compensation Based On: **Net Sale**

Price

Office/Agent Information

Listing Office: **The Clark Company (781) 596-3400**

Listing Agent: **William Clark (781) 596-3410**

Team Member(s): **William Clark (781) 596-3410**

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Agency**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office**
Showing: Facilitator: **Call List Office**
Special Showing Instructions:

Market Information

Listing Date: 6/16/2021	Listing Market Time: MLS# has been on for 0 day(s)
Days on Market: Property has been on the market for a total of 0 day(s)	Office Market Time: Office has listed this property for 0 day(s)
Expiration Date: 12/31/2022	Cash Paid for Upgrades:
Original Price: \$600,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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Market History for 220 Broadway U:#305, Lynnfield, MA 01940

MLS #	Date		DOM	DTO	Price
72850972	6/16/2021	Listed for \$600,000			
		William Clark	0		\$600,000
Market History for The Clark Company (NB1902)			0		
Market History for this property			0		

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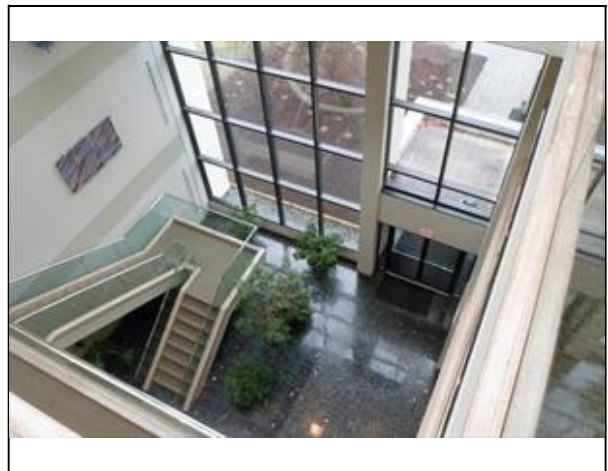
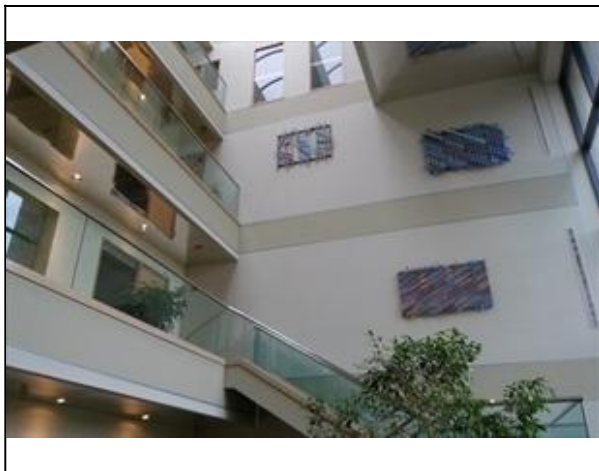
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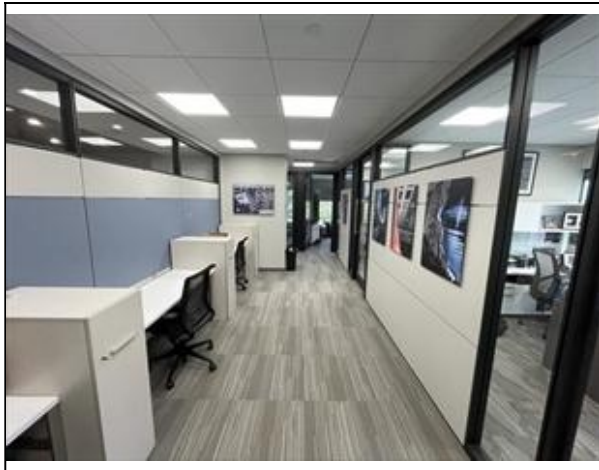
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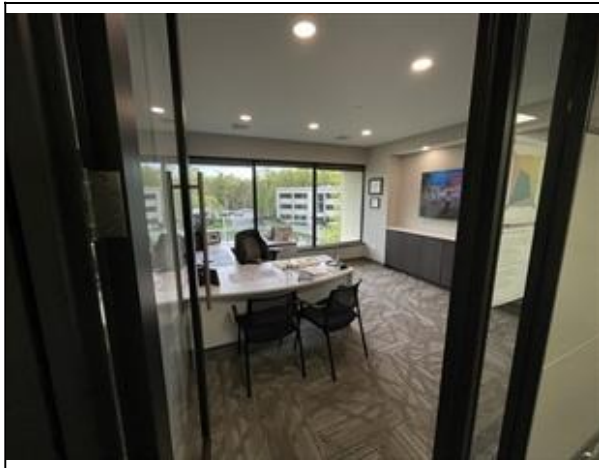
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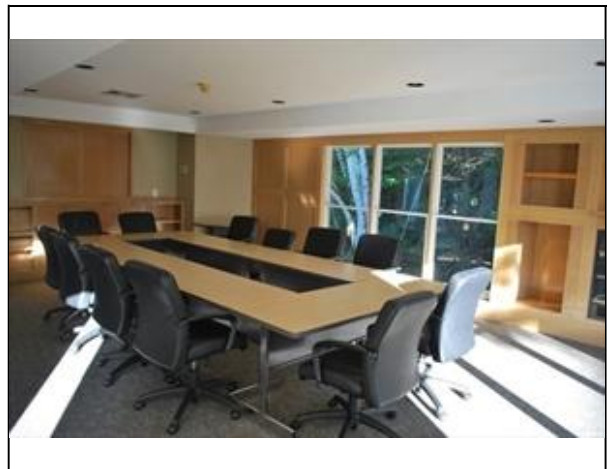
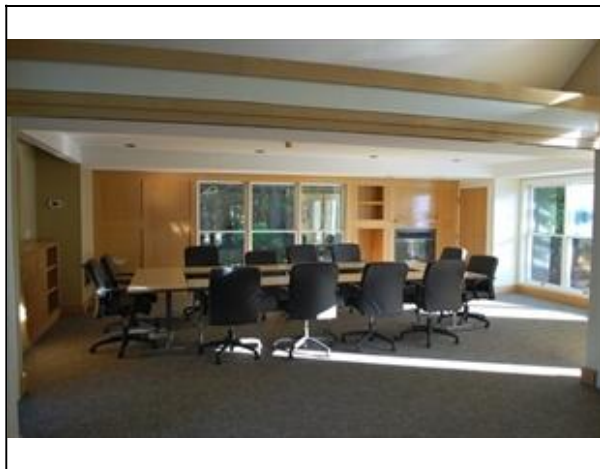
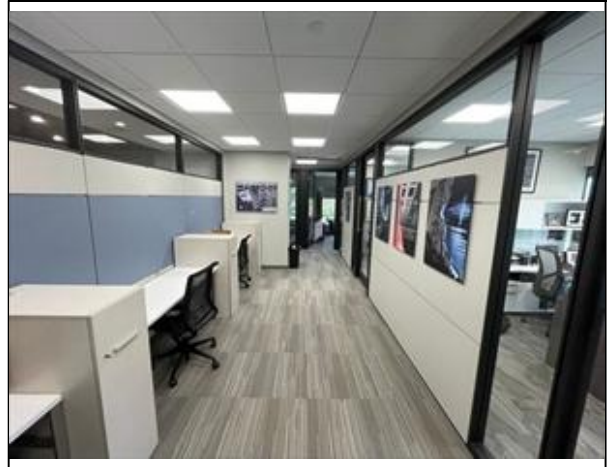
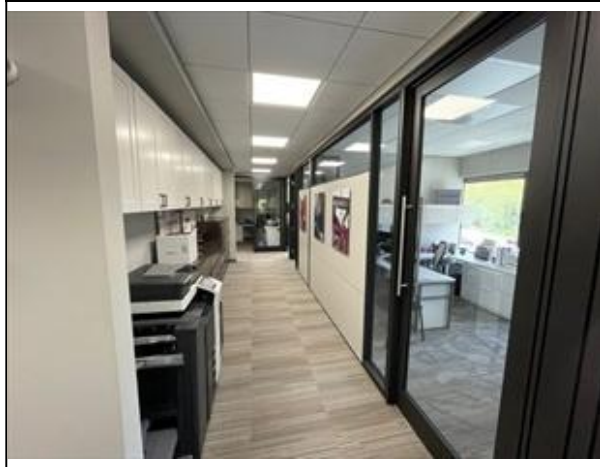
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