

High Credit Tenant Investment Property For Sale

4 Middlesex Ave

Wilmington, MA 01950



Anthony Triglione

atriglione@nordlundassociates.com

(508)-783-6705

Brian Triglione

btriglione@nordlundassociates.com

(978)-689-5922

www.NordlundAssociates.com



NORDLUND
ASSOCIATES



High Credit Tenant Investment Property For Sale

4 Middlesex Avenue

Wilmington, MA 01950

10,520 SF free standing, 2-story retail/flex building situated on 0.21 acres. Located 2.2 miles away from I-93, this block construction building is tenanted by NAPA Auto Parts. NAPA has been operating at the property since 2008 and recently executed a 5-Year lease extension demonstrating commitment to the location and market.

Anthony Triglione

atriglione@nordlundassociates.com

(508)-783-6705

Brian Triglione

btriglione@nordlundassociates.com

(978)-689-5922

www.NordlundAssociates.com



NORDLUND
ASSOCIATES

Annualized Operating Data



NAPA AUTO PARTS
4 Middlesex Avenue

Monthly

Annual

January 1, 2025- December 31, 2025

\$9,000.00

\$108,000

January 1, 2026- December 31, 2026

\$9,270.00

\$111,240

January 1, 2027- December 31, 2027

\$9,648.10

\$115,777

January 1, 2028- December 31, 2028

\$9,834.54

\$118,014

January 1, 2029- December 31, 2029

\$10,129.58

\$121,548

**SUGGESTED
PRICING**

SALE PRICE:

\$1,550,000

CAP RATE:

7.0%

NOI:

\$108,000

LIST PRICE

4 Middlesex Avenue



Map



FOR MORE INFORMATION

ANTHONY TRIGLIONE

ATRIGLIONE@NORDLUNDASSOCIATES.COM

(508)-783-6705

BRIAN TRIGLIONE

BTRIGLIONE@NORDLUNDASSOCIATES.COM

(978)-689-5922



**NORDLUND
ASSOCIATES**

CONFIDENTIALITY & DISCLAIMER

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.