

WILLIAM RAVEIS



52-56 Central Square, Lynn

Exclusively Marketed By:



Sandra Andronic
Sales Associate

617.386.9875
Sandra.Andronic@Raveis.com
www.Raveis.com/SandraAndronic



Selcuk Gokaltun
Sales Associate

617.852.9892
Selcuk.Gokaltun@Raveis.com
www.Raveis.com/SelcukGokaltun

WILLIAM RAVEIS BROOKLINE
191 GROVE STREET, BROOKLINE, MA 02467
617.737.7737

| RAVEIS.COM |

52-56 Central Square, Lynn

Turnkey commercial property in Central Square!

Situated in prime downtown Lynn, this 3,000 sq ft turnkey commercial property offers immediate cash flow. It features two distinct spaces: a leased retail space providing consistent monthly income with potential for rent increases, and a fully-equipped restaurant with a full bar, 50 seats, and a liquor license, ideal for various dining concepts. A separate storage area is included. Just minutes from the commuter rail, luxury residential buildings, and a bustling downtown, this property benefits from high foot and car traffic, ensuring excellent visibility. Located in one of Greater Boston's fastest-growing areas, the property is also near the ocean, adding appeal for visitors and residents. With proximity to thriving neighborhoods, public beaches, and expanding commercial activity, this property is perfect for business owners seeking growth. Amazing opportunity for strong income, high visibility, and long-term value. Perfect for those looking to make a smart and profitable investment!





If your home is currently listed, please disregard this notice as it is not my intention to solicit other broker's listings. This information deemed reliable but not guaranteed.

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MLS # 73317355 - New
Commercial/Industrial - Commercial

52-56 Central Sq
Lynn, MA 01901
Essex County
Directions: **Please use GPS**

List Price: **\$775,000**

Situated in prime downtown Lynn, this 3,000 sq ft turnkey commercial property offers immediate cash flow. It features two distinct spaces: a leased retail space providing consistent monthly income with potential for rent increases, and a fully-equipped restaurant with a full bar, 50 seats, and a liquor license, ideal for various dining concepts. A separate storage area is included. Just minutes from the commuter rail, luxury residential buildings, and a bustling downtown, this property benefits from high foot and car traffic, ensuring excellent visibility. Located in one of Greater Boston's fastest-growing areas, the property is also near the ocean, adding appeal for visitors and residents. With proximity to thriving neighborhoods, public beaches, and expanding commercial activity, this property is perfect for business owners seeking growth. Amazing opportunity for strong income, high visibility, and long-term value. Perfect for those looking to make a smart and profitable investment!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$0	Lease Type:
Office:	0	0	Bldg: \$346,000	Lease Price Includes:
Retail:	2	2,943	Total: \$346,000	Lease: No Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 1	21E on File: No
Total:	2	2,943	# Units:	

Disclosures: **The sale includes both 52 and 56 Central sq. It also includes all equipment, business/liquor licenses and furniture of the restaurant.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl: Yes	Railroad siding:	Assoc: Yes Assoc Fee:

Lot Size: 3,853 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.09	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 0	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Association Fee Includes: **Water, Sewer, Master Insurance**
Construction: **Brick**
Location: **Downtown, Public Transportation, Central Business District**
Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1890**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$346,000**
Tax: **\$7,000** Tax Year: **2024**
Book: **40911** Page: **116**
Cert:
Zoning Code: **CBD**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Compensation

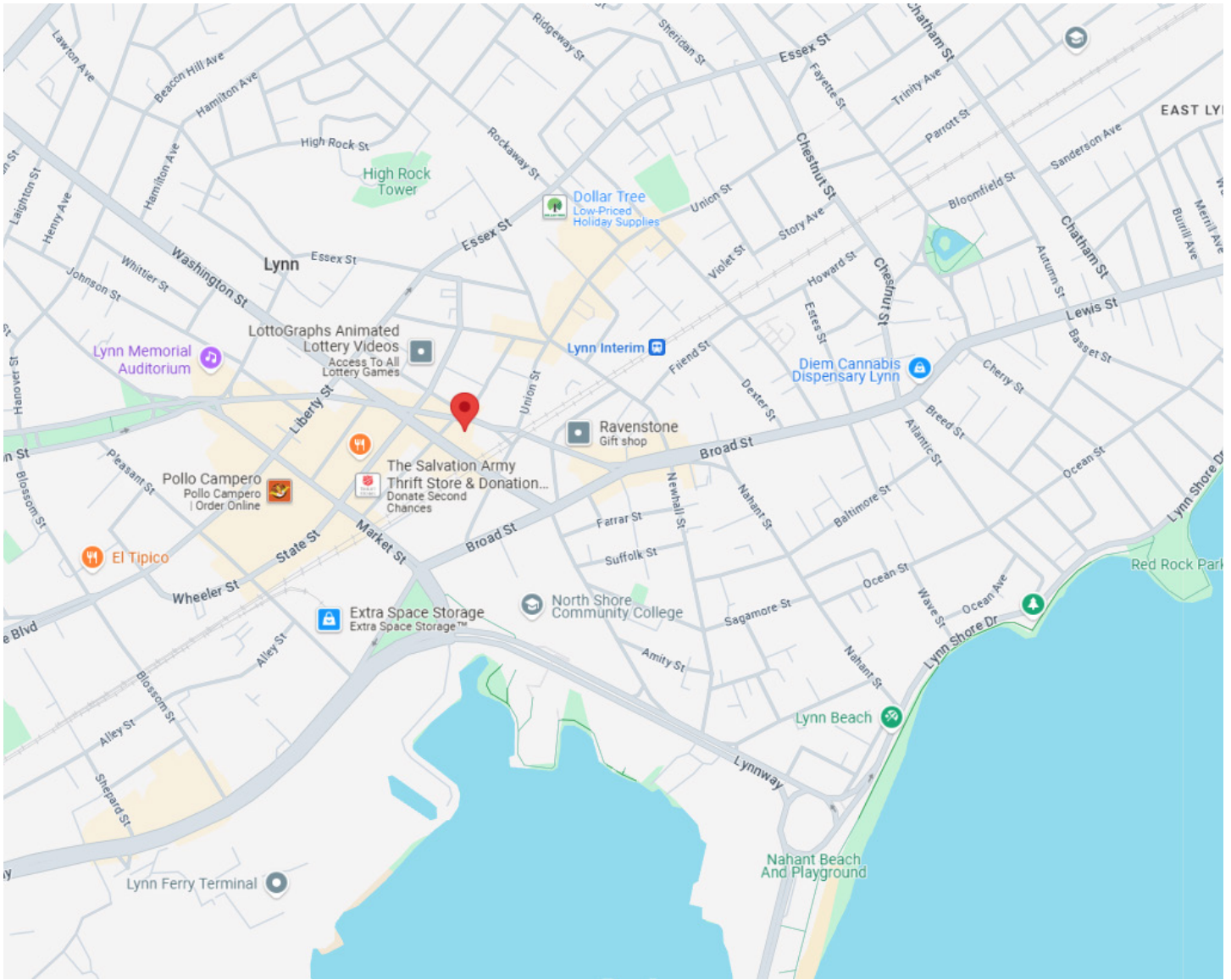
Sub-Agency: **Not Offered** Buyer's Broker:
Facilitator: **Not Offered**
Compensation Based On: **Compensation Offered but Not in MLS**

Office/Agent Information

Listing Office: **William Raveis R. E. & Home Services** (617) 731-7737
Listing Agent: **Sandra Andronic** (617) 386-9875
Team Member(s): **Selcuk Gokaltun** (617) 852-9892
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises, Email List Agent, Other (See Special Showing Instructions)**
Showing: Facilitator:
Special Showing Instructions: **Accompanied showings only. Call/Text/E-Mail List Agent. Please do not visit during business hours.**

Market Information

Listing Date: **12/4/2024**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$775,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:



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