



①HARBOR98

To Be Sold As An Approved 80 Unit Condo Development

98 Lynnway, Lynn MA

Exclusively Marketed by



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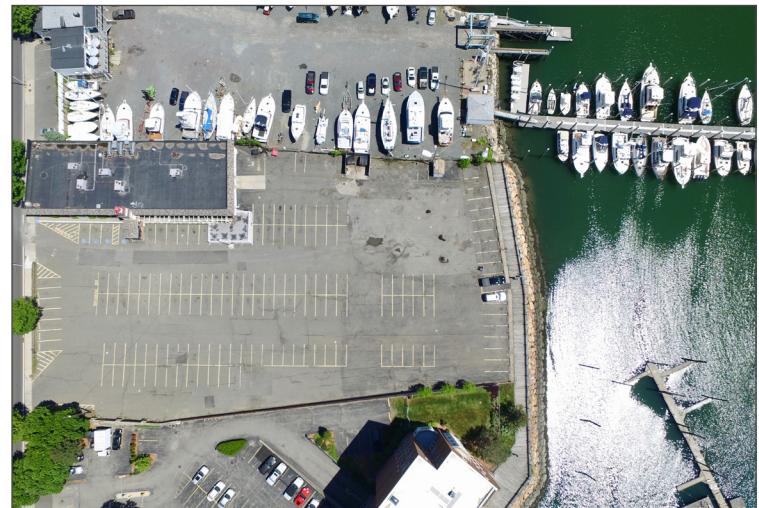


EXECUTIVE SUMMARY

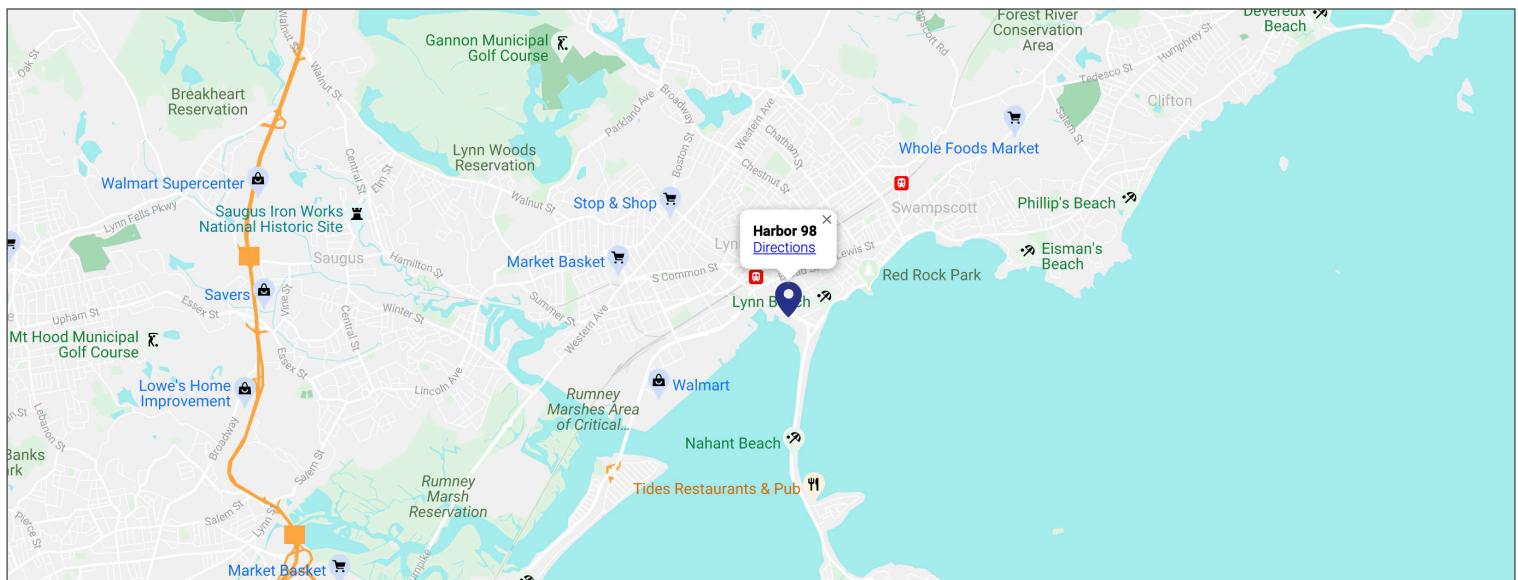
Harbor98 is a soon to be approved waterfront lot for sale which has been removed from the VE zone so it is not in a flood zone. Market rate development opportunity on the Lynnway, minutes from North Shore Community College, Lynn Heritage State Park, and Nahant Beach. This development will consist of 80 market rate units, 156 parking spaces, a large courtyard with a pool spanning one side of the building, a fitness center, cinema, business center, and more. Located between Seaport Landing Marina and Volunteer Yacht Club in Nahant harbor, Harbor 98 is part of a newly developed and highly desirable area in Lynn. Along with the lot and approvals, Harbor98 is also sold with marketing collateral such as logos, photos, renderings, access to Google Business account, website domain and more. With a walking score of 80, this building would be a perfect addition to the existing and lively neighborhood.

PROPERTY SPECIFICATIONS

Property Address	98 Lynnway, Lynn MA
Lot Size	161,747 SQFT



PROPERTY



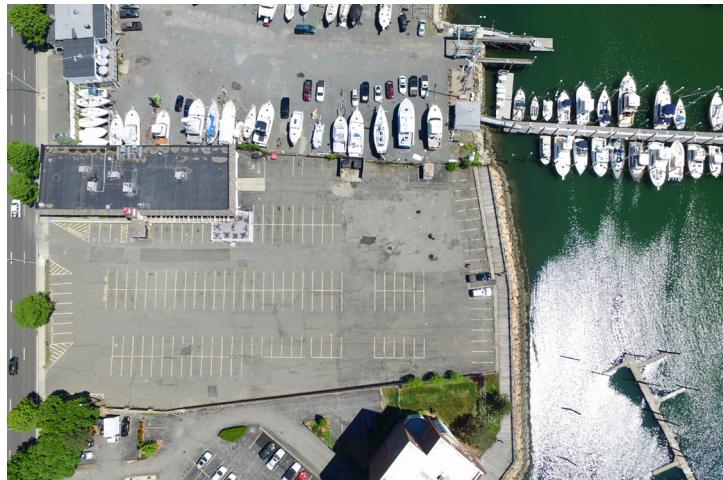
PROPOSED DEVELOPMENT

80 Units

- 6 Studios
- 26 One-Bedrooms
- 47 Two-Bedrooms
- 1 Three-Bedroom

156 Parking Spaces

- 78 Standard Spaces
- 72 Stacker Spaces
- 6 Handicapped Spaces

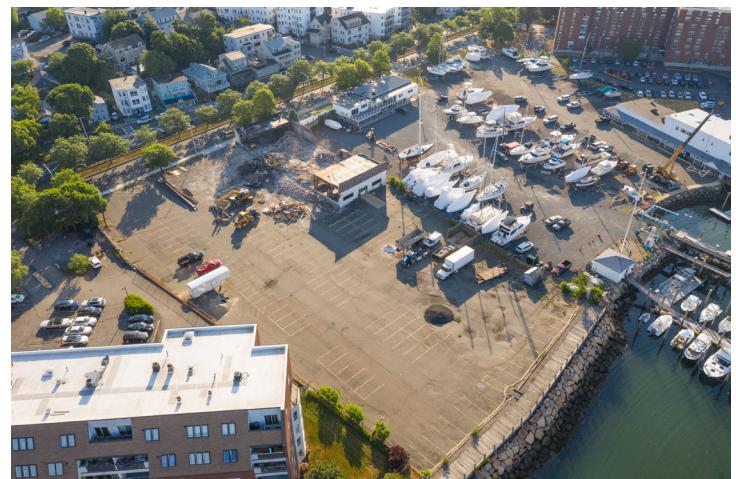


First Floor Amenities

- Package room
- Business center with 2 private offices
- Animal care center
- Pet washing room
- Dry cleaning
- Bicycle storage
- Golf Storage

Second Floor Amenities

- Large common courtyard with grills and seating
- Proposed pool area in courtyard
- 2 additional multi-purpose indoor common spaces
- Fitness Center
- Cinema



Along with an 161,747 SQFT lot, and an approved development, the sale of Harbor98 will also include all of the marketing collateral outlined below.

- Logos
- Color palette
- Photos
- Videos
- Renderings
- Website domain
- Access to Facebook account
- Access to google business account
- List of our pre-registered, qualified buyers



#4f7b8f
R=179 G=123 B=143

○ HARBOR98



#b5a690
R=181 G=166 B=144

○ HARBOR98

○ HARBOR98

ABOUT THE COMMUNITY

Located between Seaport Landing Marina and Volunteer Yacht Club in Nahant Harbor, Harbor98 is part of a newly developed and highly desirable part of Lynn. This waterfront property is located just minutes from Nahant Beach, Long Beach, and Lynn Beach. Harbor98 is only 0.2 miles from Lynn Heritage State Park, 0.5 miles from North Shore Community College, 1.1 miles from Lynn Vocational Technical Institution, and only 1.1 miles from the brand new Lynn YMCA branch.

Lynn has recently undergone some major updates, from sidewalks and shopping centers, to larger residential developments and public spaces. New developments are transforming the once industrial waterfront into a fresh and dynamic neighborhood. While all of these new developments are enhancing the community, almost every single one of them are apartment buildings.



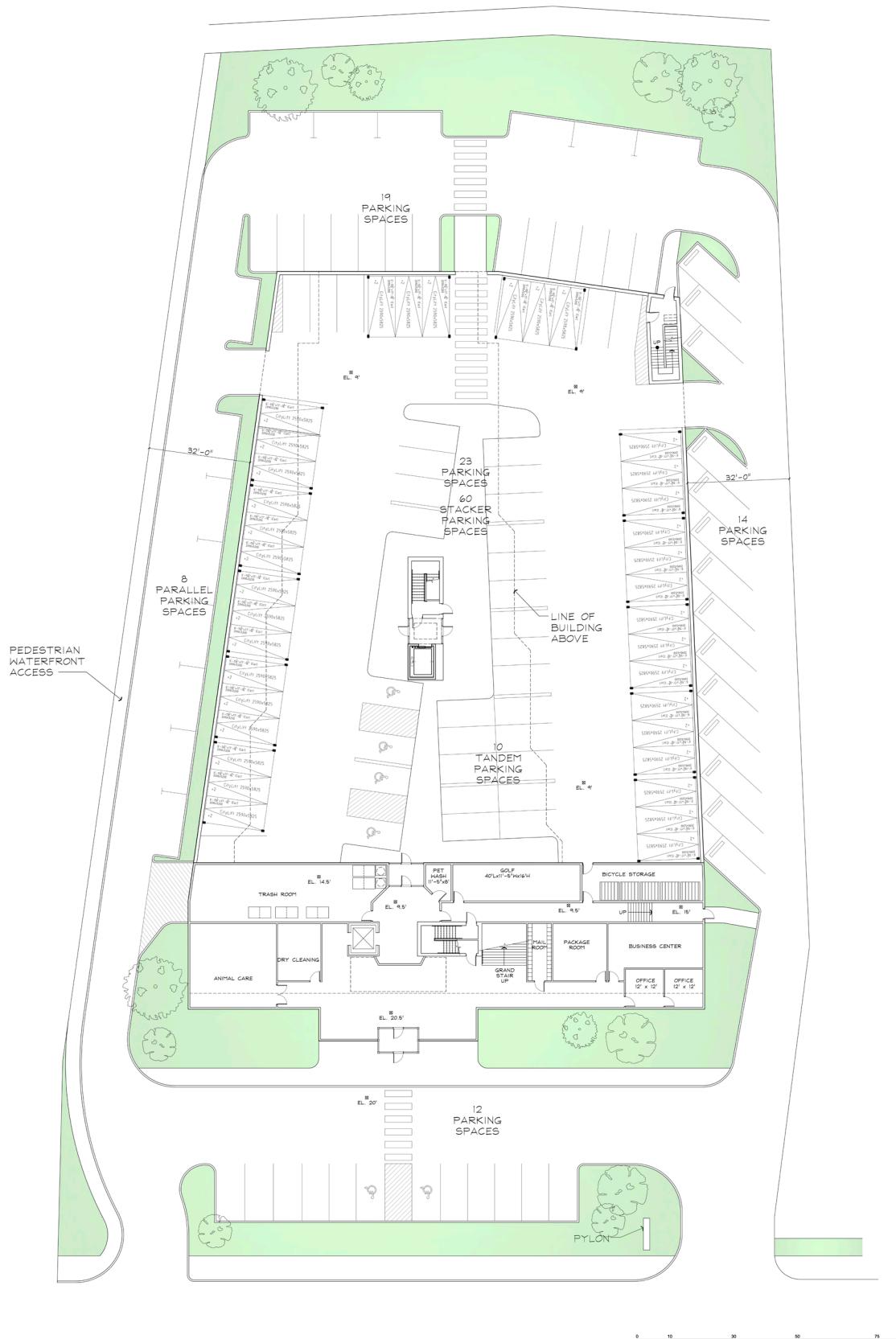
Harbor98 would give Lynn residents the ability to own and invest in real estate; improving the neighborhood while also supporting the Lynn economy.

With a buzzing nightlife, Lynn has something for everyone. Whether you're looking for a quick bite or an upscale night out, Lynn features abundant restaurant options.

Lynn is rich in arts and sport culture, with a multitude of recreational activities to choose such ice skating, mini golf, and the Lynn Woods perfect for hiking, biking, walking your dog, or horseback riding.



FIRST FLOOR AND SITE PLAN



98 LYNNWAY
LYNN, MA 01902

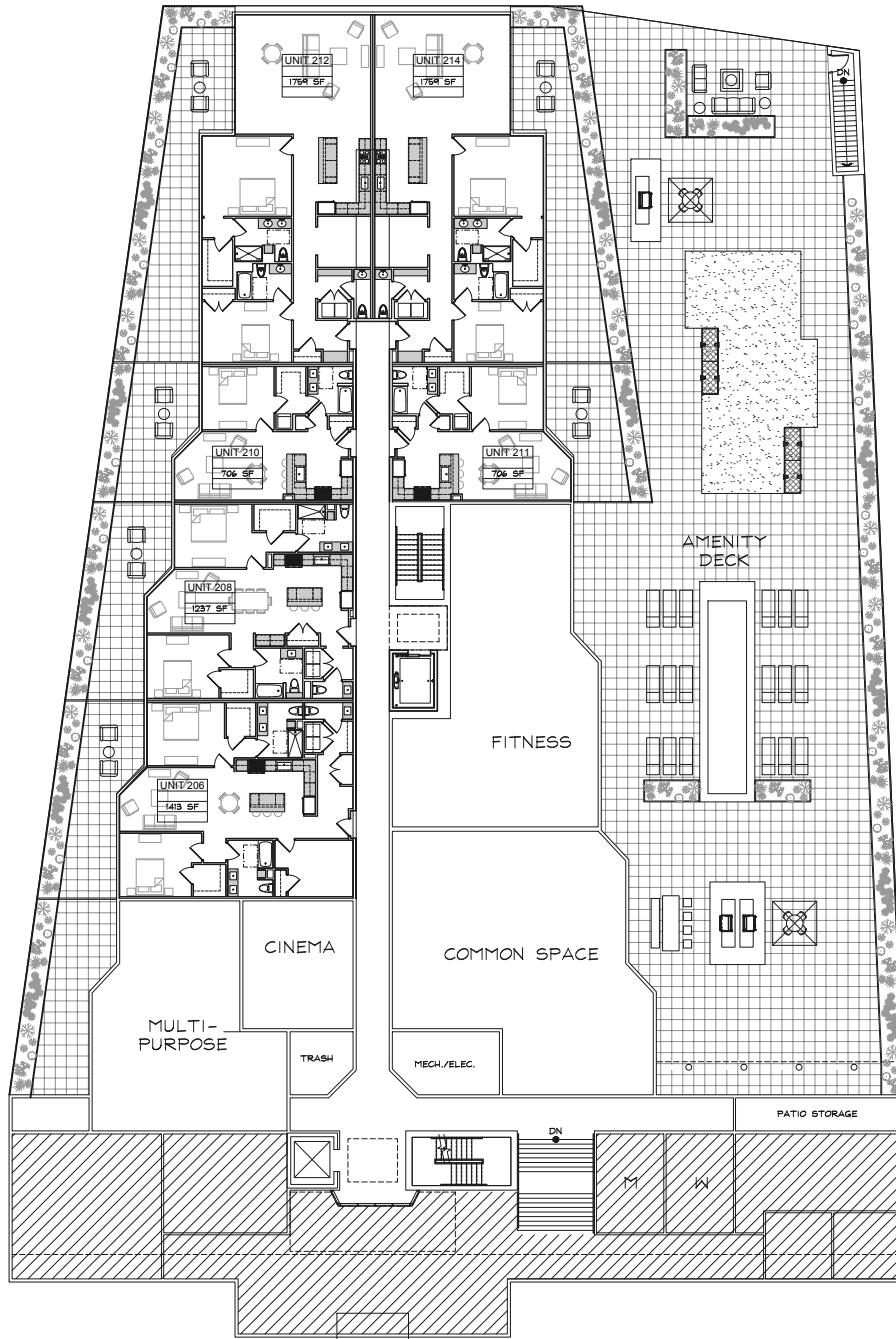
LYNN, MA 01902

First Floor & Site Plan

February 25, 2020

The logo for HDS Architecture. It features the letters "HDS" in a large, bold, blue sans-serif font, with a thin white horizontal line separating the letters. Below "HDS" is the word "ARCHITECTURE" in a smaller, blue, all-caps, sans-serif font.

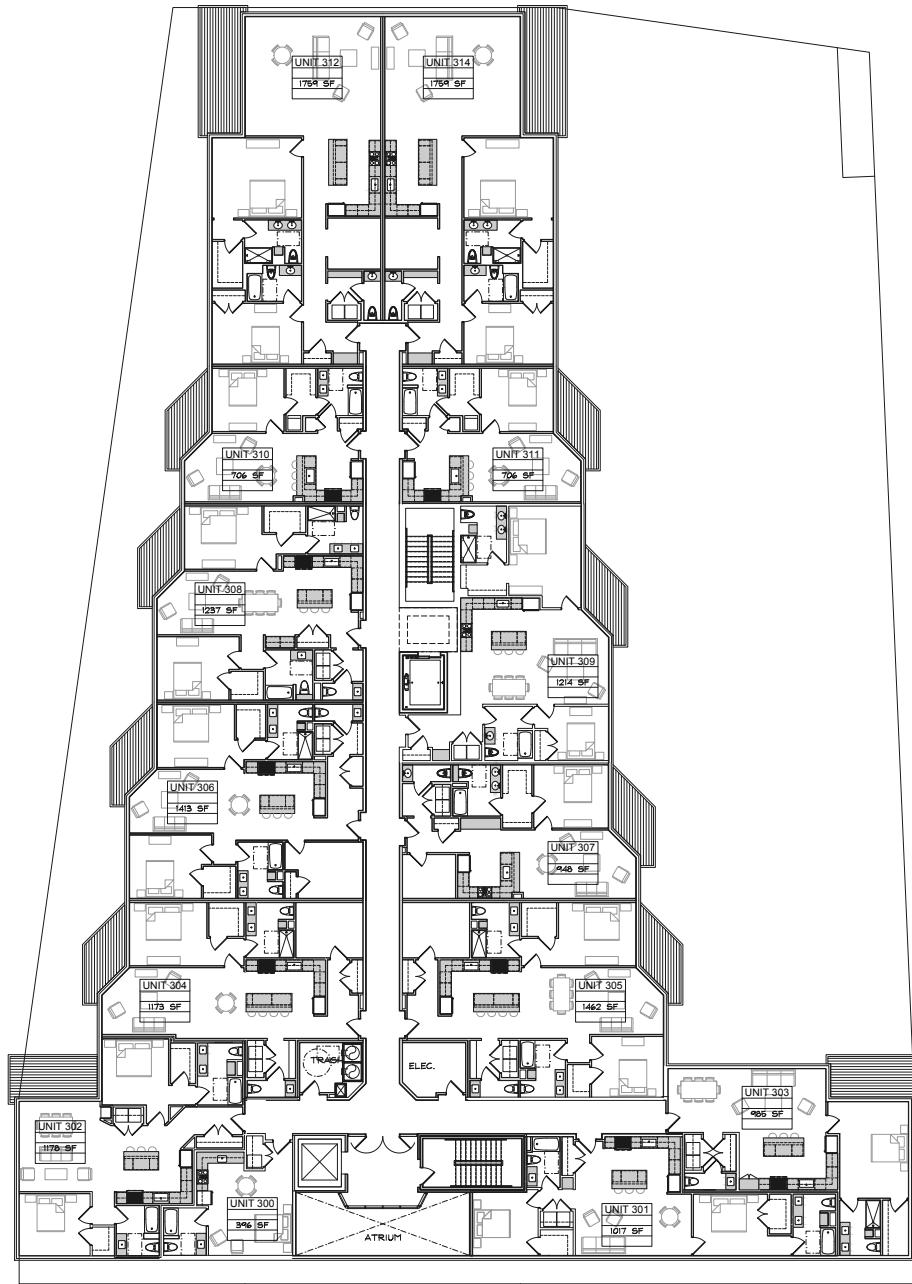
SECOND FLOOR AND AMENITY DECK



2nd Floor	
1 BR	2
1 BR+Den	0
2 BR	1
2 BR+Den	3
Totals	6

0 10 30 50 75 100

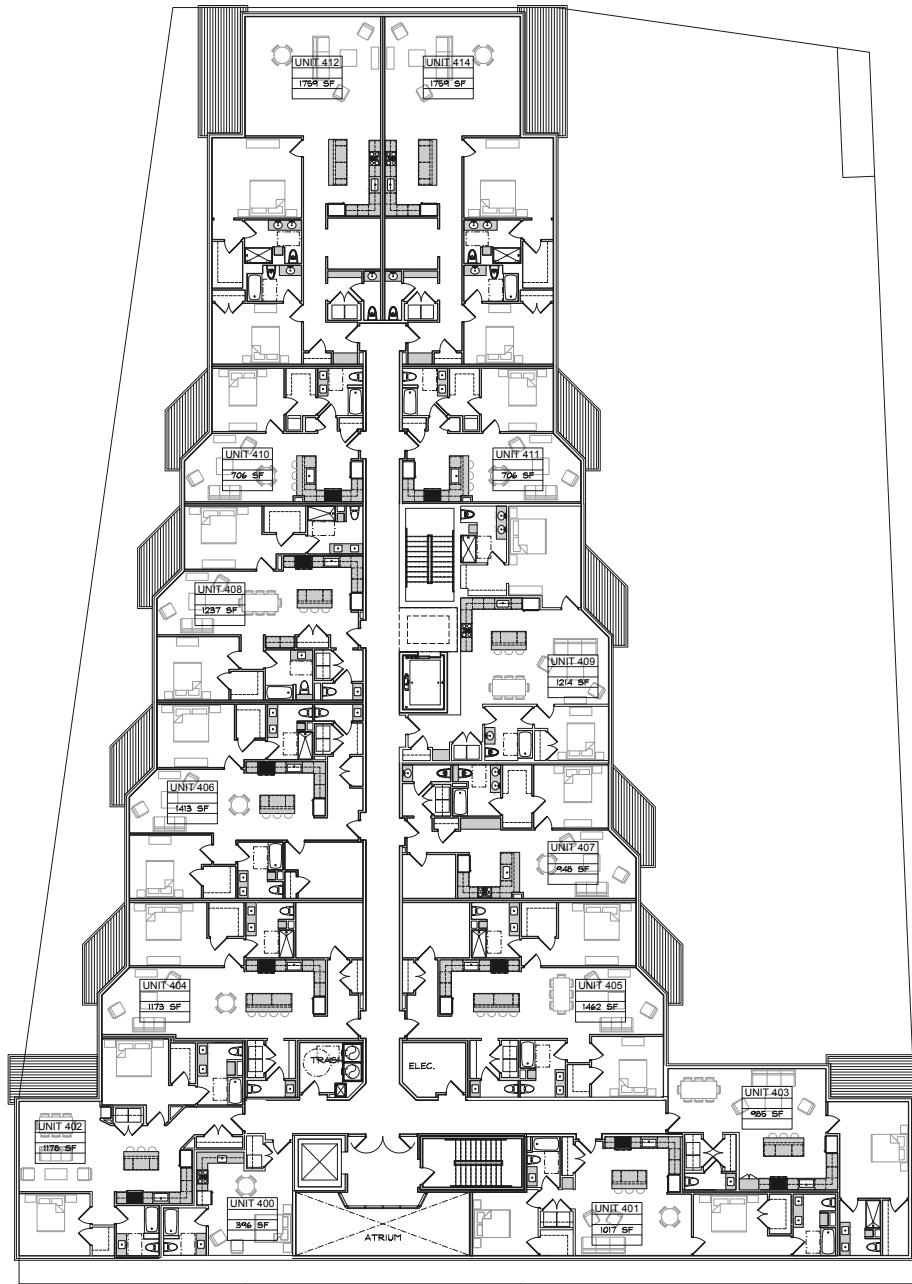
THIRD FLOOR



3rd Floor	
Studio	1
1 BR	3
1 BR+Den	2
2 BR	4
2 BR+Den	4
Totals	14

0 10 30 50 75 100

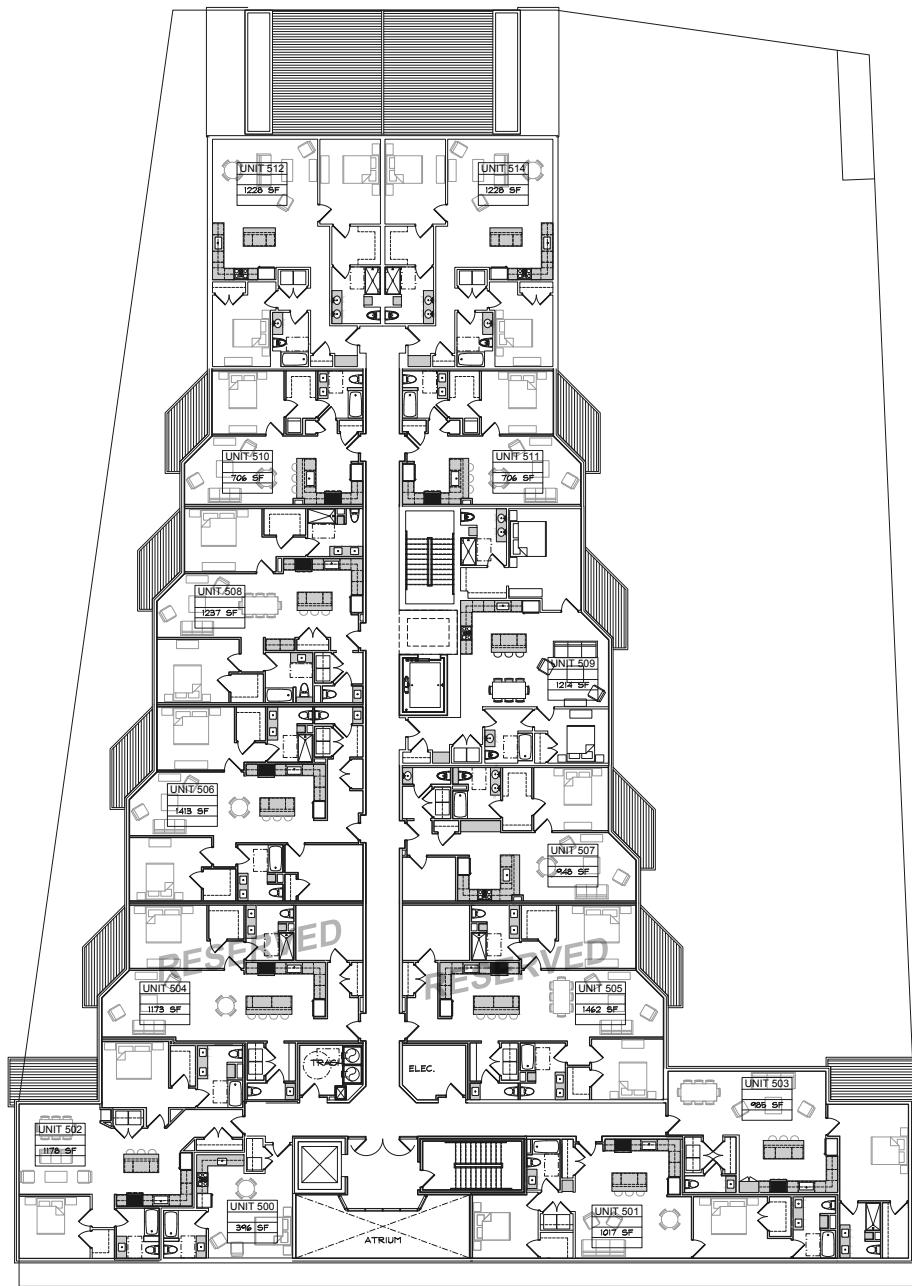
FOURTH FLOOR



4th Floor	
Studio	1
1 BR	3
1 BR+Den	2
2 BR	4
2 BR+Den	4
Totals	14

0 10 30 50 75 100

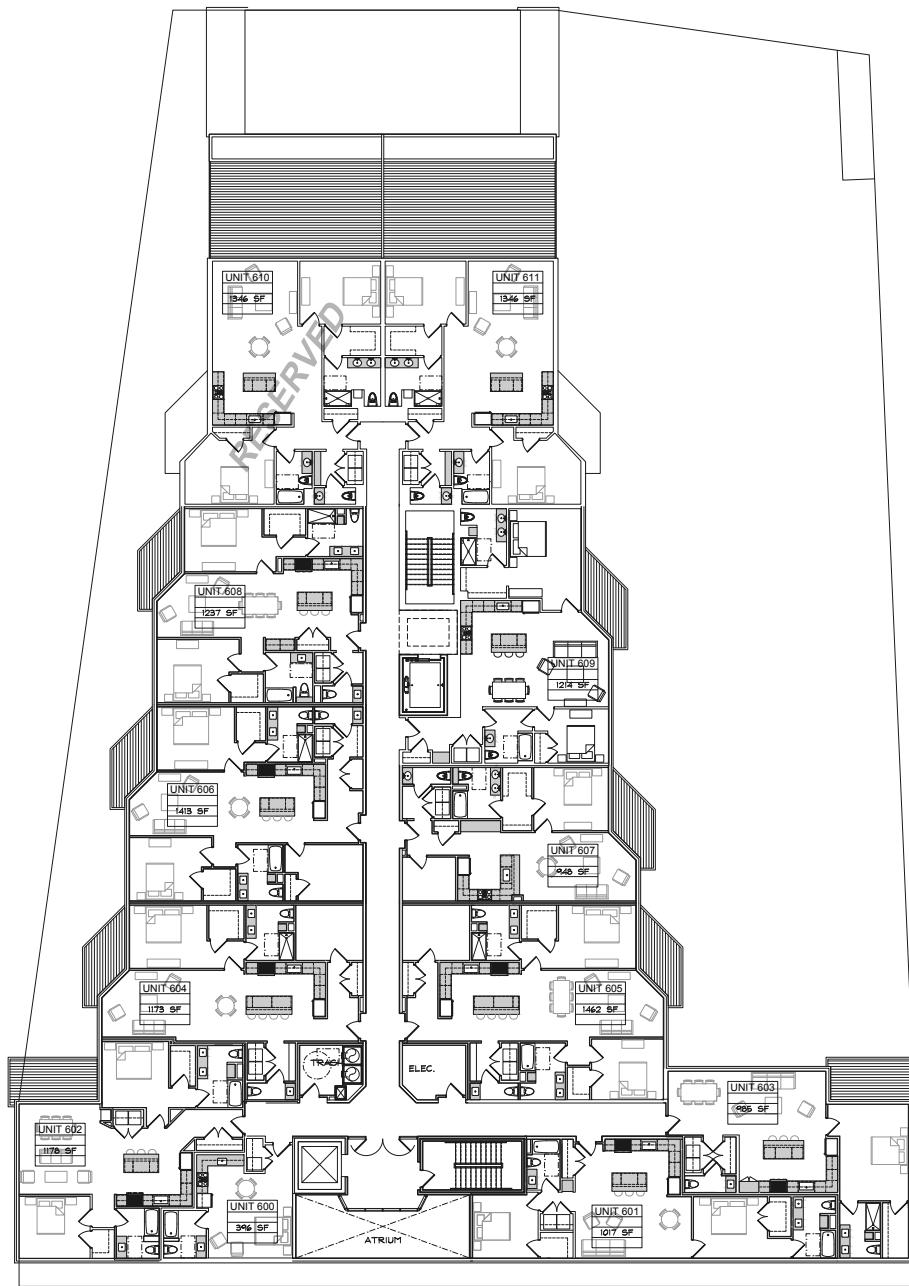
FIFTH FLOOR



5th Floor	
Studio	1
1 BR	3
1 BR+Den	2
2 BR	6
2 BR+Den	2
Totals	14

0 10 30 50 75 100

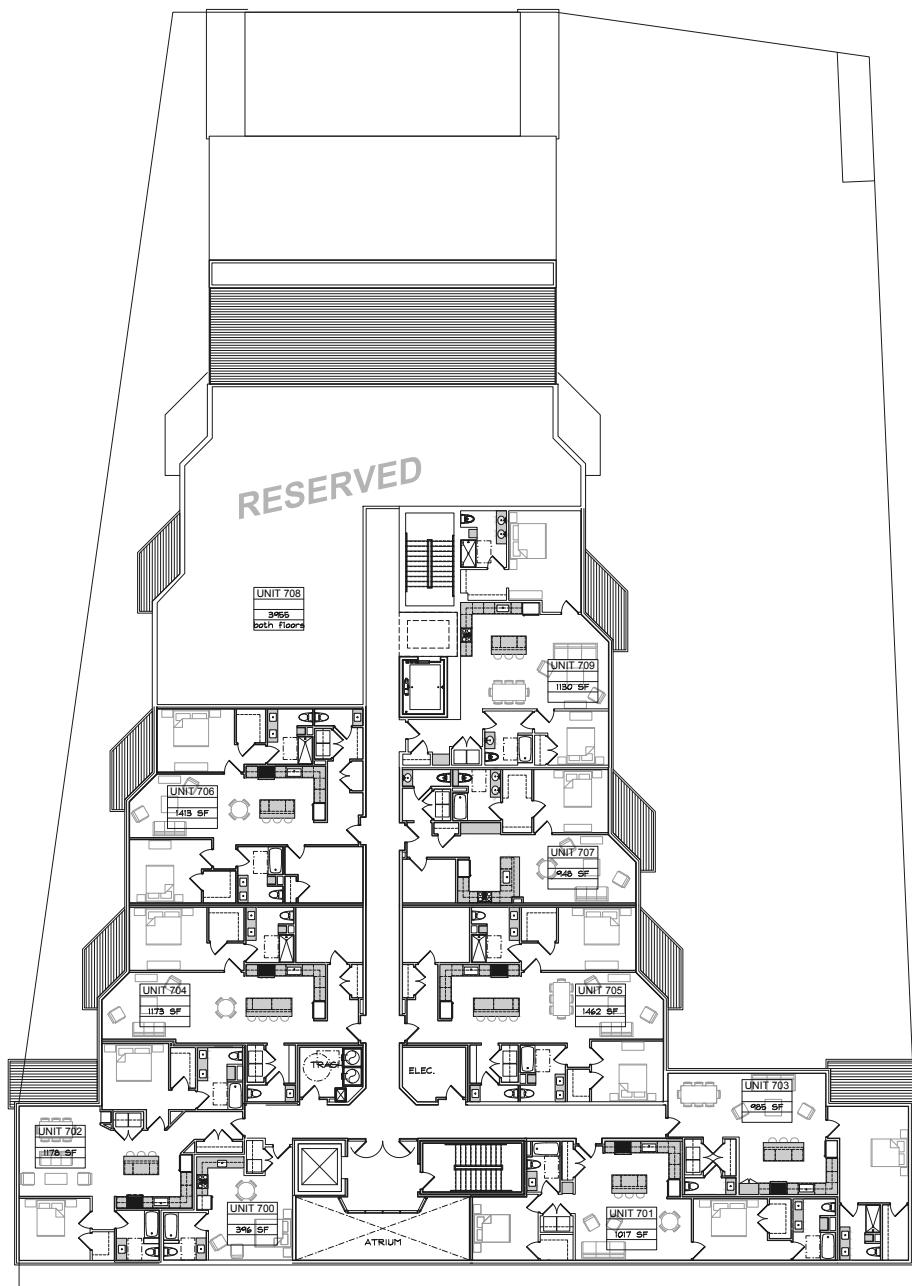
SIXTH FLOOR



6th Floor	
Studio	1
1 BR	1
1 BR+Den	2
2 BR	6
2 BR+Den	2
Totals	12

0 10 30 50 75 100

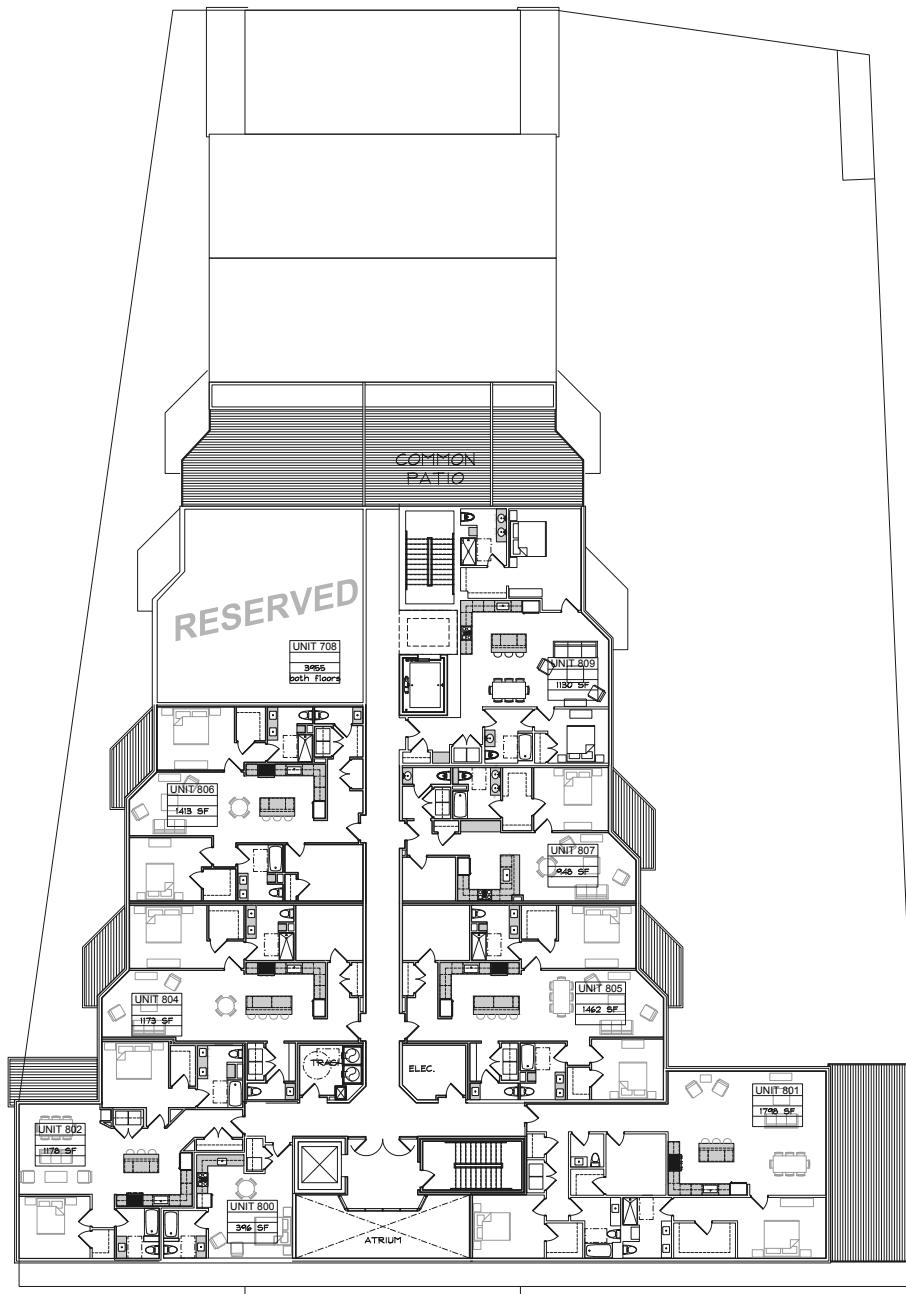
SEVENTH FLOOR



7th Floor	
Studio	1
1 BR	1
1 BR+Den	2
2 BR	3
2 BR+Den	2
3 BR	1
Totals	10

0 10 30 50 75 100

EIGHTH FLOOR



8th Floor	
Studio	1
1 BR	0
1 BR+Den	2
2 BR	2
2 BR+Den	3
Totals	8

0 10 30 50 75 100