



HDSARCHITECTURE

HARBOR98

Approved Development Site for 80 Market Rate Units

98 Lynnway, Lynn MA

Exclusively Marketed by



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EXECUTIVE SUMMARY

Exceptional coastal development opportunity just minutes from Nahant and Lynn Beach, North Shore Community College, Lynn Heritage State Park, and Lynn Vocational Technical Institution. Ideally situated in Lynn Harbor between Seaport Landing Marina and the Volunteer Yacht Club, Harbor98 is part of a newly developed, highly desirable waterfront district less than 10 miles from downtown Boston and Logan International Airport.

The site is fully approved for 80 market-rate studio, one and two bedroom residences, with most units offering private balconies and direct ocean views. Approved plans feature a robust amenity package including a fitness center, business center, resident great room, pet washing station, and a community terrace complete with grills, seating, and a turf area. The development also includes 156 parking spaces, bike storage, and electric vehicle charging stations.

PROPERTY SPECIFICATIONS

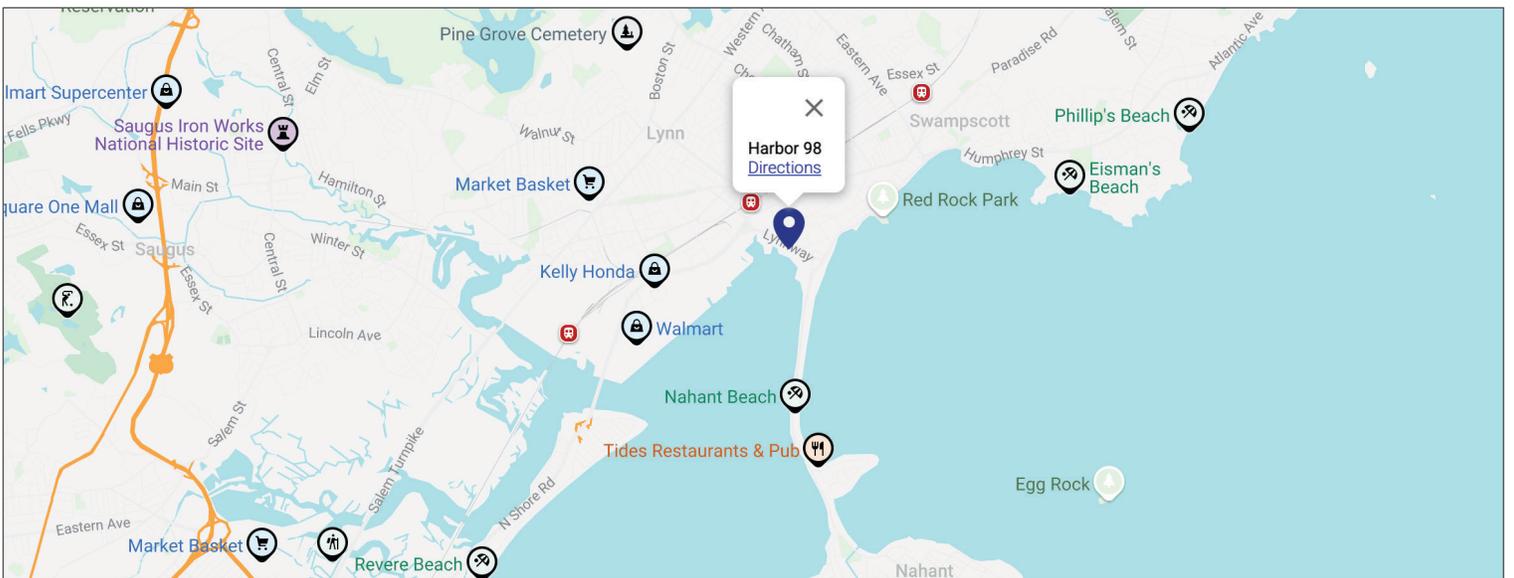
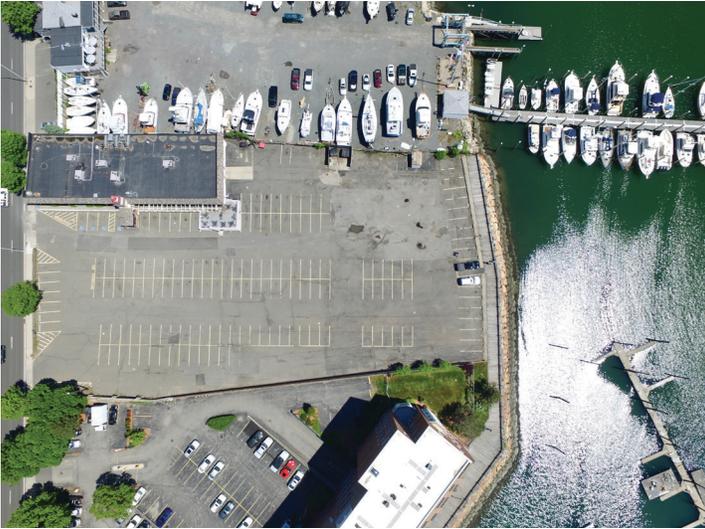
Property Address	98 Lynnway, Lynn MA
Lot Size	161,747 SQFT

INVESTMENT HIGHLIGHTS

- Fully approved for 80 market rate units with no affordable requirement.
- Removed from the flood zone, minimizing risk and insurance costs.
- Plans included: architectural plans, interior design elements, site analysis, and environmental studies.
- Marketing package: renderings, branding, social media accounts, Google Business profile, website domain, and website content.



EXISTING SITE



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



MARKETING

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



#b5a690
R=181 G=166 B=144

 HARBOR98

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ABOUT THE COMMUNITY

Located between Seaport Landing Marina and Volunteer Yacht Club in Lynn 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 to the brand new Lynn YMCA branch.

Lynn has recently undergone 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.



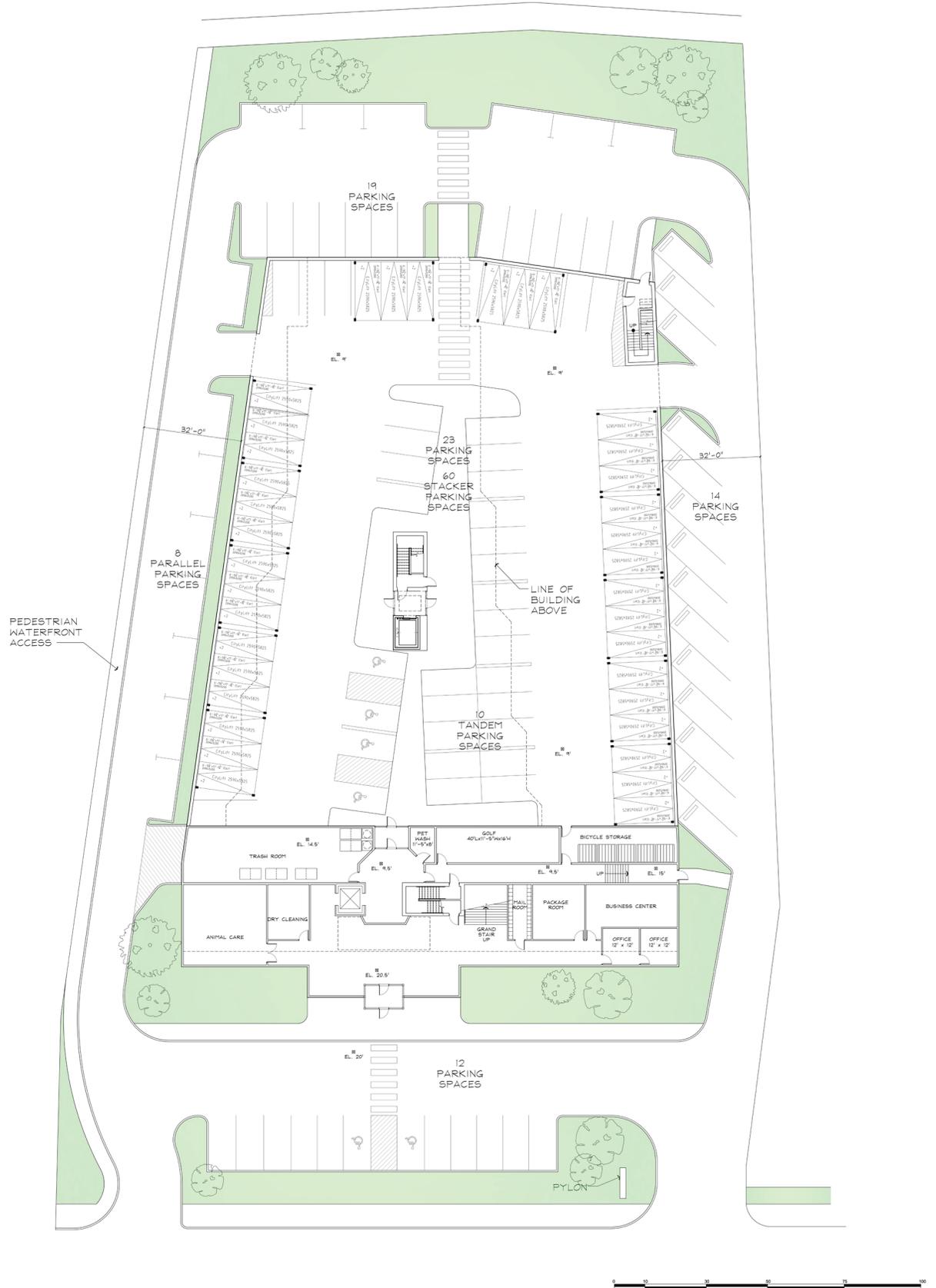
Harbor98 would give Lynn residents the ability to own and invest in real estate; improving the neighborhood while also supporting the Lynn economy.

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.

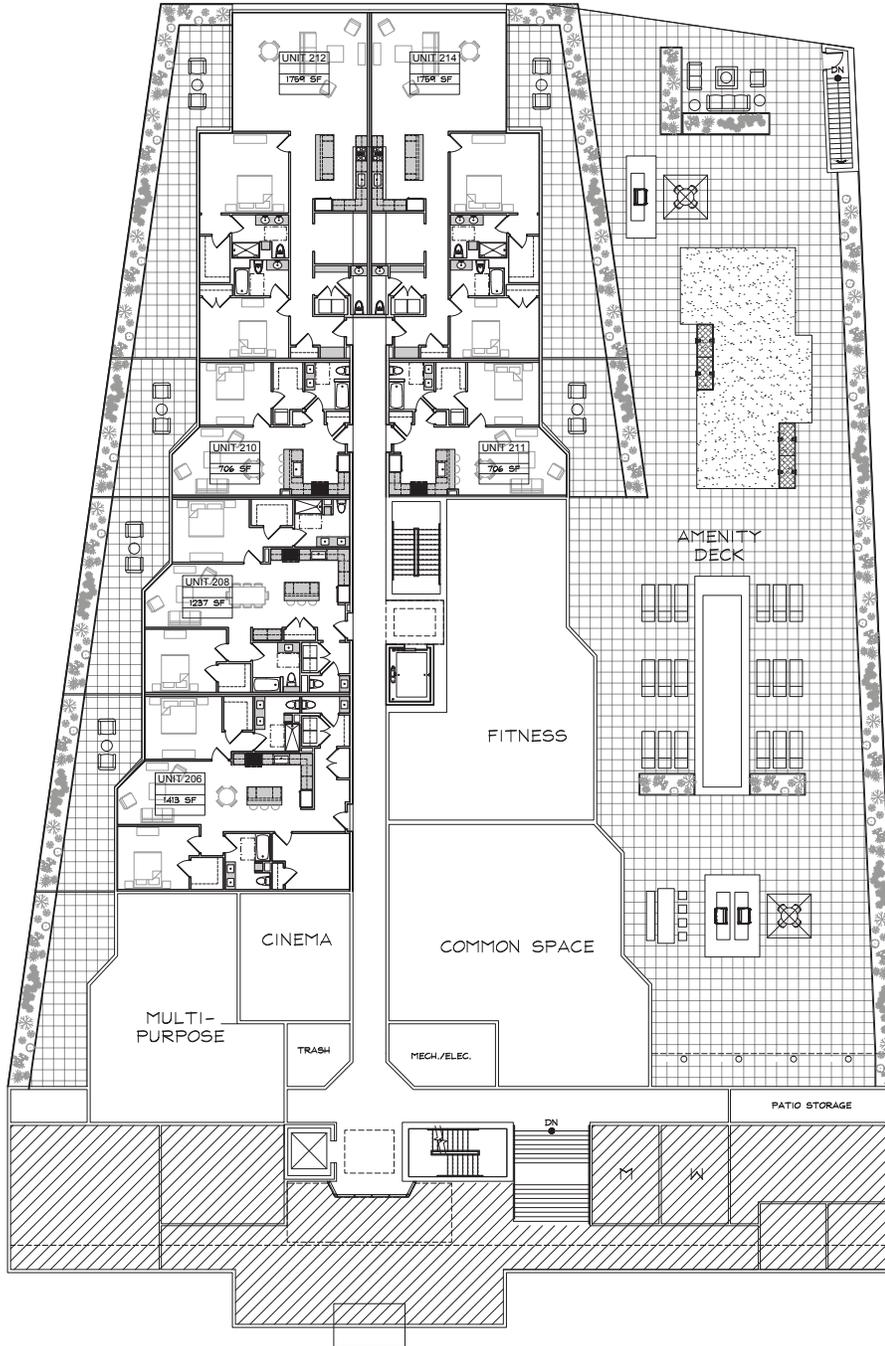
Lynn is rich in arts and sport culture, with a multitude of recreational activities to choose such ice skating, mini golf, and the Lynn Woods perfect for hiking, biking, walking your dog, or horseback riding.



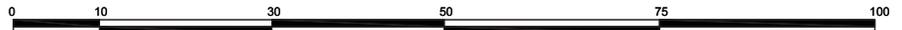
FIRST FLOOR AND SITE PLAN



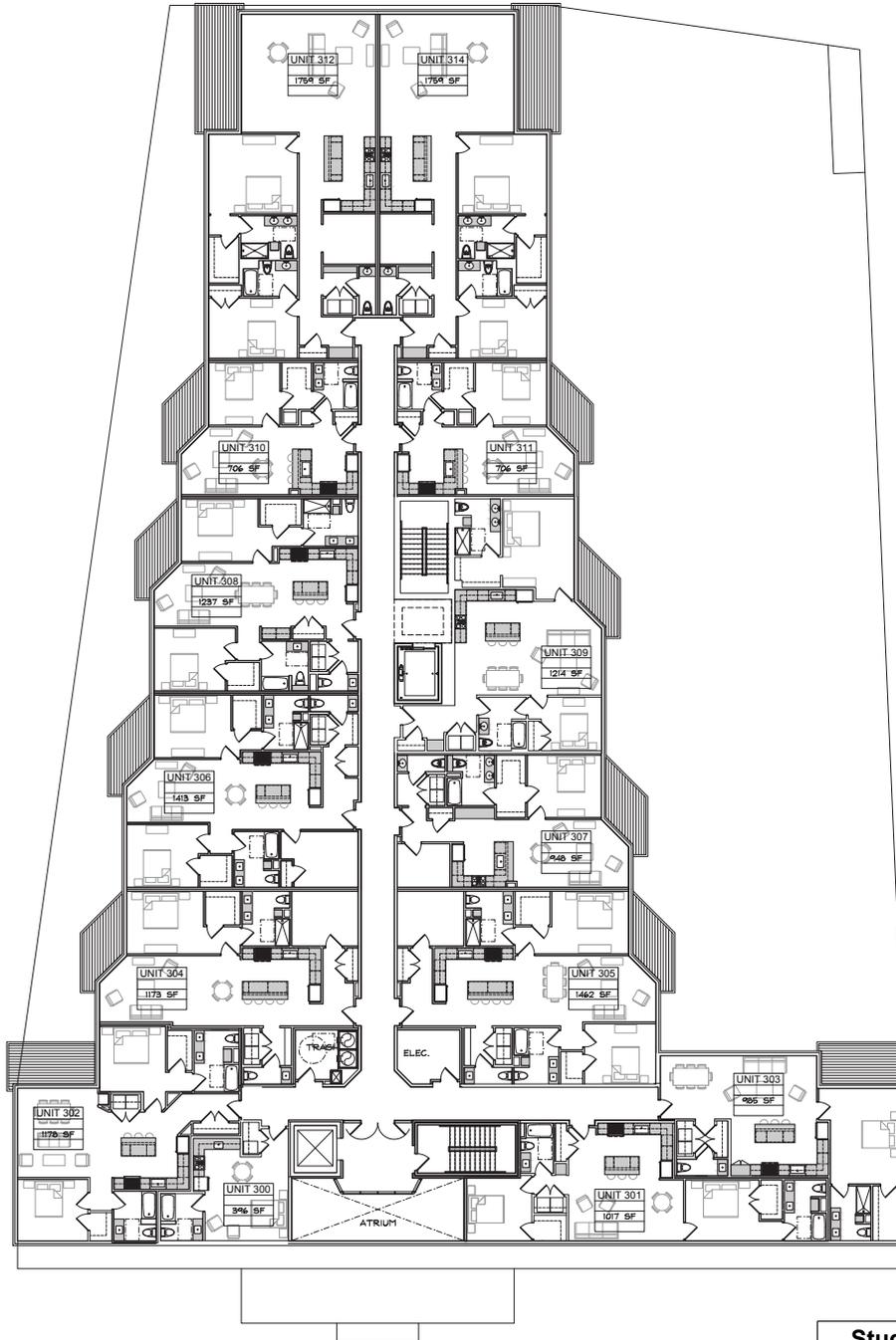
SECOND FLOOR AND AMENITY DECK



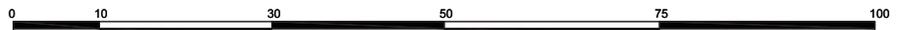
2nd Floor	
1 BR	2
1 BR+Den	0
2 BR	1
2 BR+Den	3
Totals	6



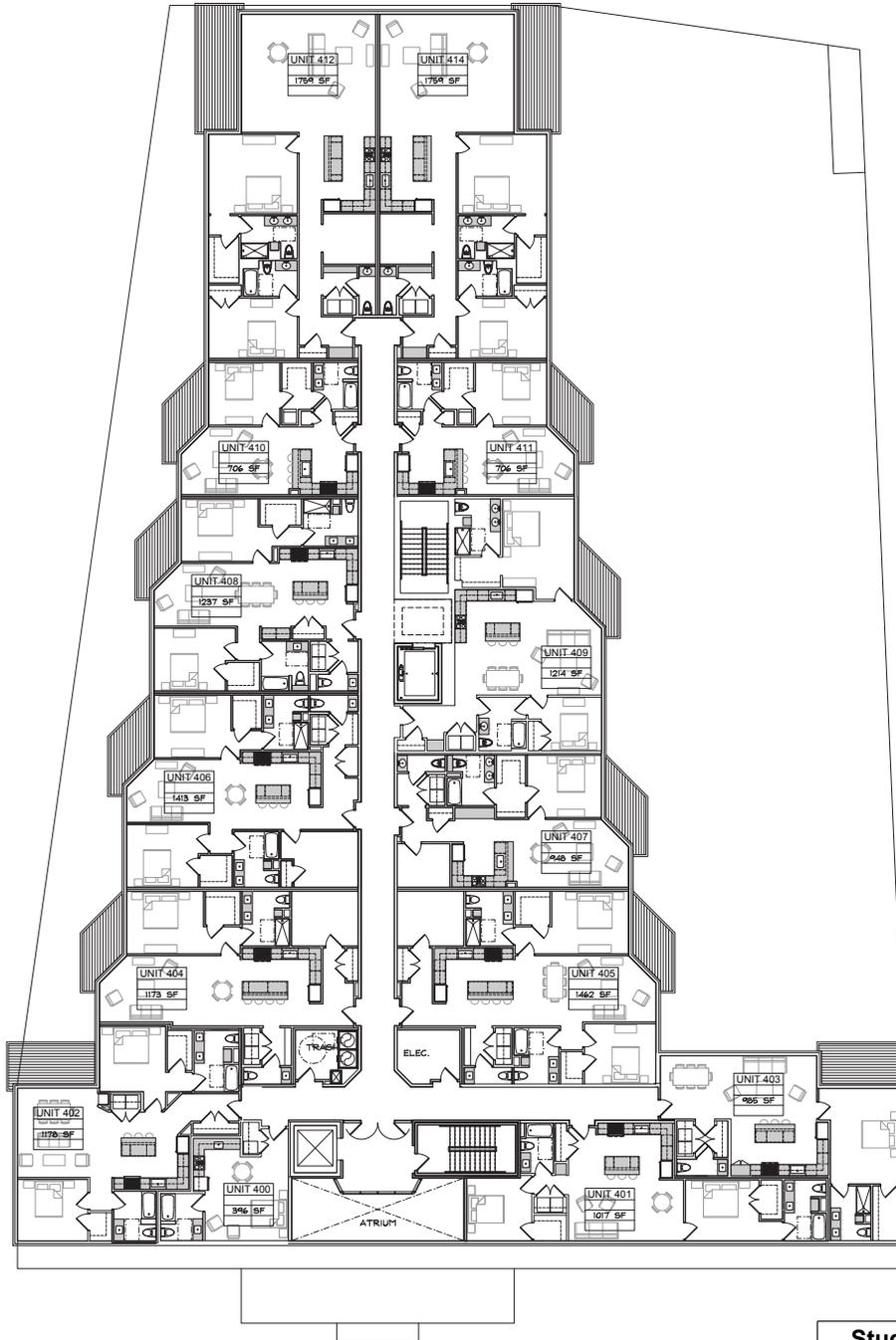
THIRD FLOOR



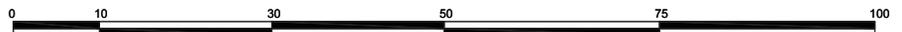
3rd Floor	
Studio	1
1 BR	3
1 BR+Den	2
2 BR	4
2 BR+Den	4
Totals	14



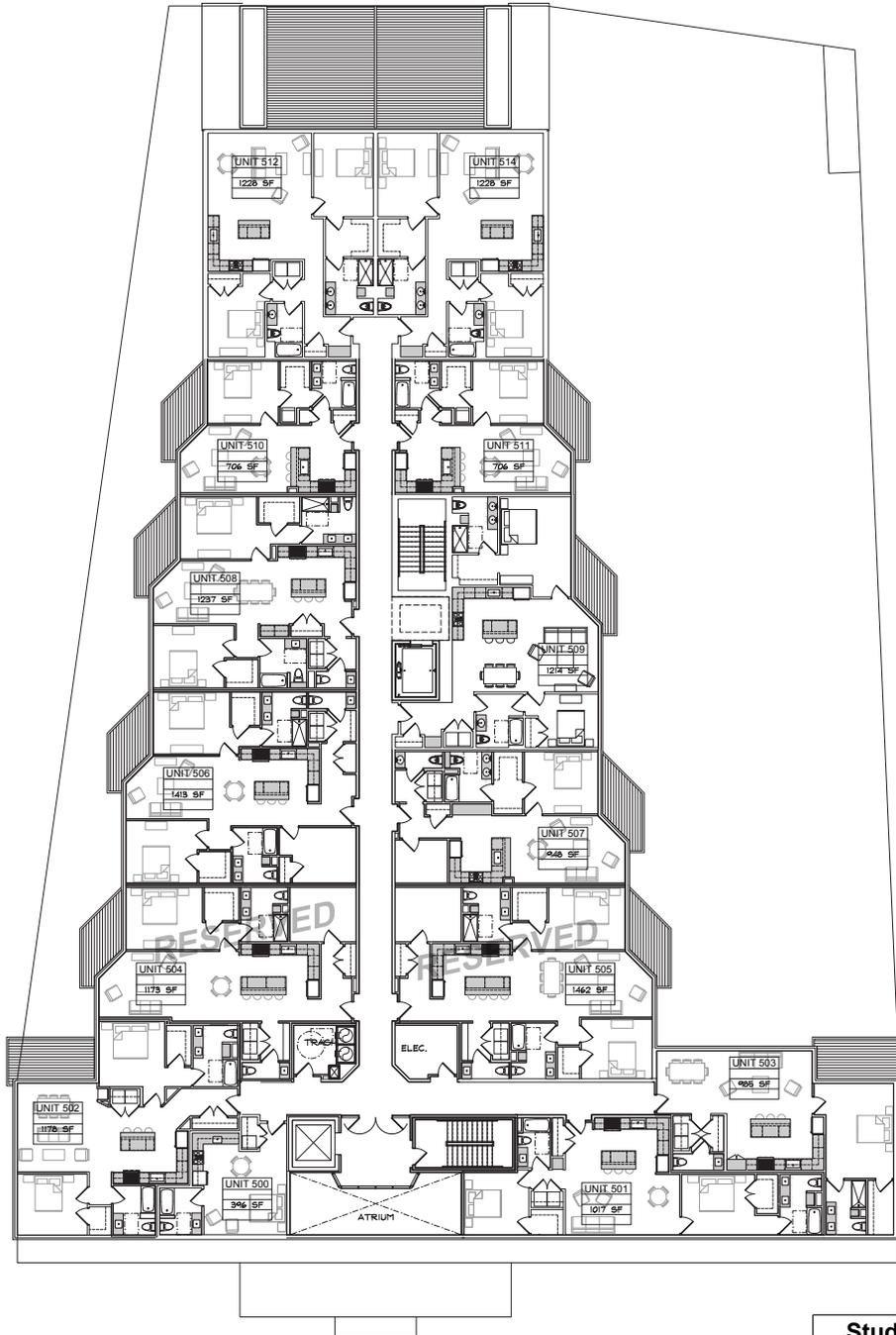
FOURTH FLOOR



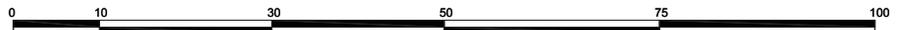
4th Floor	
Studio	1
1 BR	3
1 BR+Den	2
2 BR	4
2 BR+Den	4
Totals	14



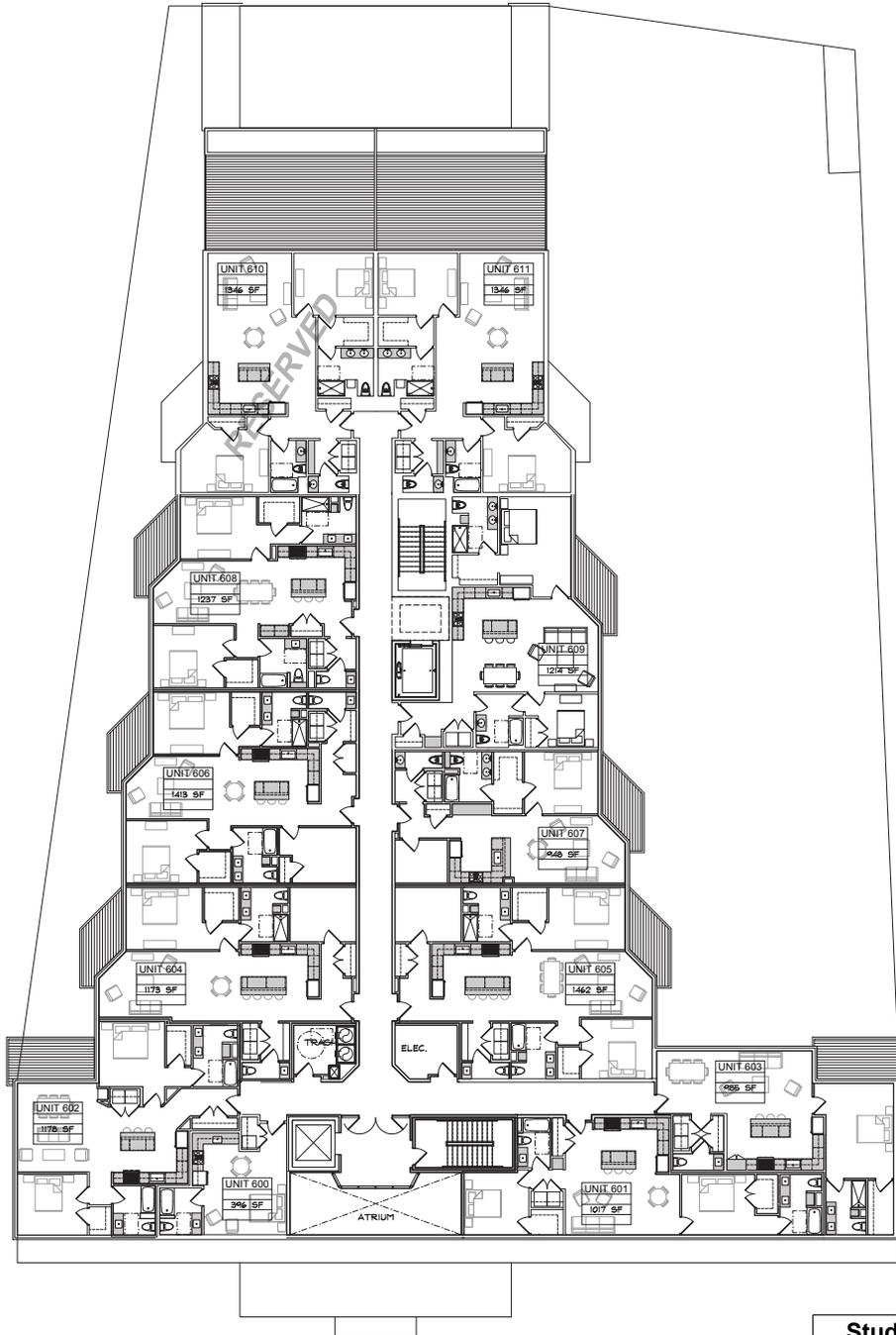
FIFTH FLOOR



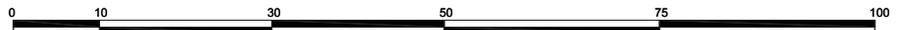
5th Floor	
Studio	1
1 BR	3
1 BR+Den	2
2 BR	6
2 BR+Den	2
Totals	14



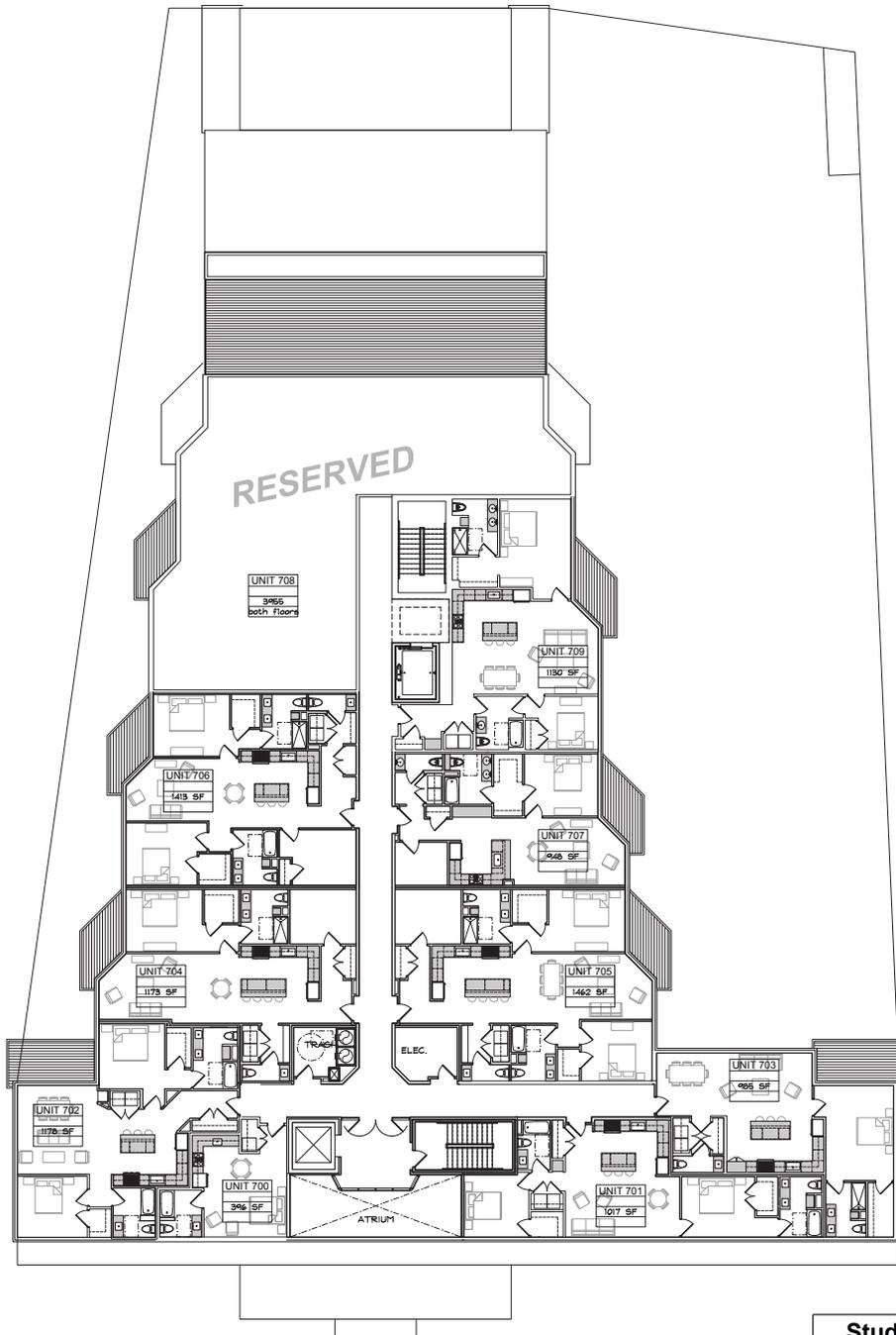
SIXTH FLOOR



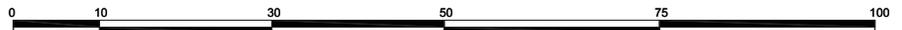
6th Floor	
Studio	1
1 BR	1
1 BR+Den	2
2 BR	6
2 BR+Den	2
Totals	12



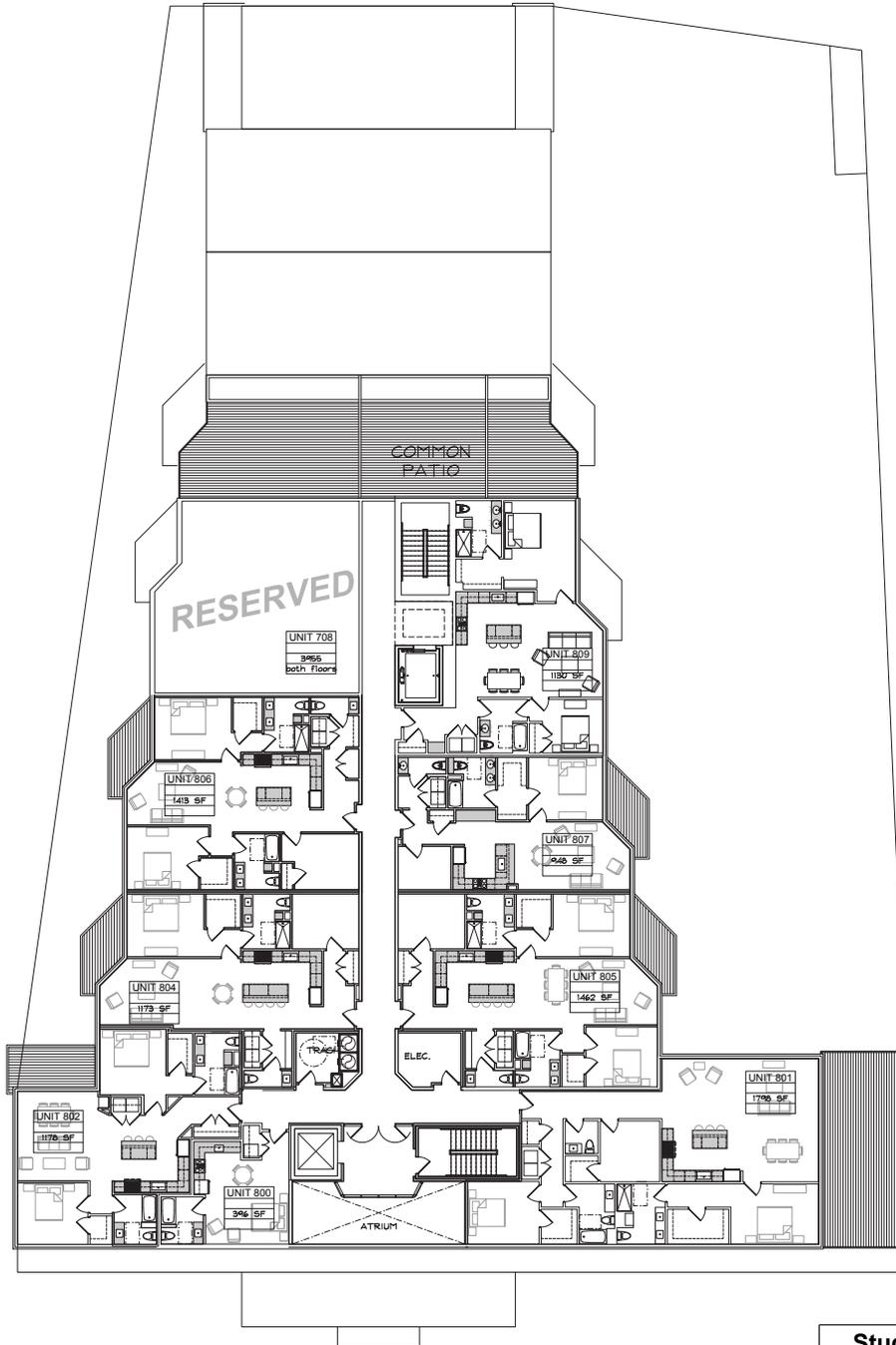
SEVENTH FLOOR



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



EIGHTH FLOOR



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

