

# 96 FORD STREET

## LYNN, MA



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## FREE STANDING INDUSTRIAL BUILDING [FOR SALE]

## PROPERTY OVERVIEW

Vincent Associates has been hired to facilitate the sale of 96 Ford Street Lynn, MA. The Property consists of 2,791 /SF Stand Alone Flex Building on a 7,190/SF Lot. This once in a generational commercial opportunity is positioned within the Boston Street Business District (BSBZ). Ideal location for service industry and dispatch: Office | HVAC | Plumber | Electrician | Carpenter | Wood Shop | Masonry | Marble Granite | Builders | Contractors | Construction.

## PROPERTY HIGHLIGHTS

- 2791 SF Stand Alone Building
- 7190 SF Plot | Off Street Parking
- [10 miles to Logan Airport]
- [3.5 miles to Route 1, 95 & 128]
- Population | Avg HH Income
  - 1 mile 37,360 | \$66,036
  - 3 miles 139,021 | \$80,638
  - 5 miles 275,865 | \$91,094

## OFFERING SUMMARY

SALE PRICE	\$558,200
LOT SIZE	7190 SF
YEAR BUILT	1945
BUILDING SIZE	2791 SF
ZONING	LIGHT INDUSTRIAL [LI]
MARKET	BOSTON
SUBMARKET	NORTSHORE
PRICE/SF	\$200.00

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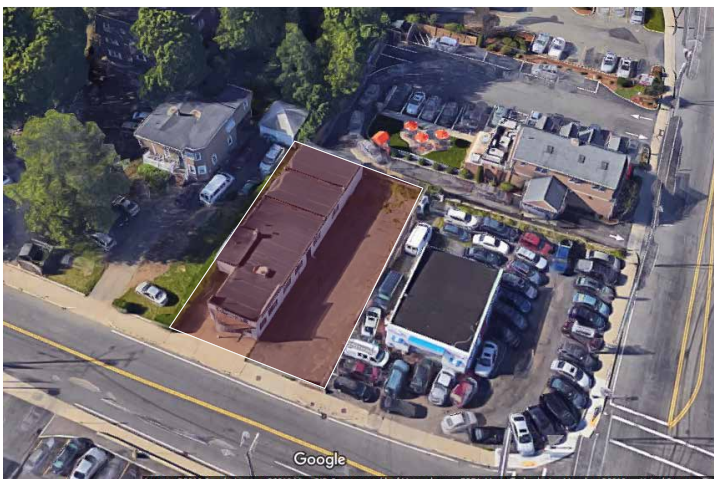


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## COMMUNITY LYNN

The City of Lynn is a regional urban center home to about 90,000 residents at the gateway between the North Shore and the urban core of Greater Boston. It is the largest city on the Massachusetts North Shore and is bordered by Saugus and Lynnfield on the west, Peabody and Salem on the north, Swampscott and the Atlantic Ocean on the east, and Nahant and Revere on the south. Lynn is 9 miles north of Boston; 51 miles east of Worcester. Identified as a Gateway City with Transit Orientated Development (TOD) opportunities, Lynn's diverse offerings include a Downtown Arts & Cultural District, Beyond Walls Mural Program, The Waterfront Master Plan, Award winning Dining and Entertainment Options including The Blue Ox, Rosetti's Restaurant, The Lynn Auditorium, Gannon Golf Course and 22 acre Lynn Woods Reservation.



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