

# REAL ESTATE SALE



## 611-623 MAIN STREET, TEWKSBURY, MA

Don't let this turn-key property slip through your fingers! This once-in-a-lifetime opportunity to purchase is truly special. The owners have dedicated their heart and soul to making this property shine.

The property features two lots: the main building houses the functioning dealership, while the second corner lot includes an existing home. The owners have meticulously handled all necessary steps, including permits, approvals, rezoning, and disconnection of utilities, making it ready for demolition. This is an ideal location for additional parking or extra building space.

Situated right on Route 38 among similar businesses is an added advantage. Plus, it's conveniently located just down the road from Route 495. An exceptional spot for sales!

### **PROPERTY FEATURES**

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**15,336 SQ.  
FEET GBA**

**BUILT 2001,  
RENOVATED  
2023**

**3.02 ACRES**

**ZONED  
GENERAL  
BUSINESS**

**REAL ESTATE  
ONLY**

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CENTER HOME TEAM

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## ***PROPERTY DESCRIPTION***

- 15,336 SQ. FEET OF GROSS BUILDING AREA IN THE AUTO DEALERSHIP BUILDING
- 3.02 TOTAL ACRES OF LAND (2.27 ACRES WITH EXISTING DEALERSHIP AND 0.75 ACRES WITH HOUSE LOT)

## ***PROPERTY HIGHLIGHTS***

- MAIN STREET IS ROUTE 38
- 1.3 MILES TO ROUTE 495
- 6.9 MILES TO ROUTE 93
- CONSISTS OF TWO LOTS, EXISTING BUILDING AND LOT WITH HOUSE
- OWNERS HAVE SITE PLAN APPROVAL AND APPROVAL TO COMBINE LOTS
- EXISTING ECO AUTO BUILDING HAS 140 PARKING SPOTS
- ADDITIONAL HOUSING SITE CAN FIT UP TO 85 PARKING SPOTS (DEPENDS ON DESIGN)
- OWNERS HAVE A PERMIT FROM CITY FOR 225 PARKING SPOTS
- HVAC SYSTEM UPDATED, INCLUDING INSTALLATION OF NEW HEAT PUMP
- TOWN WATER AND SEWER, NATURAL GAS

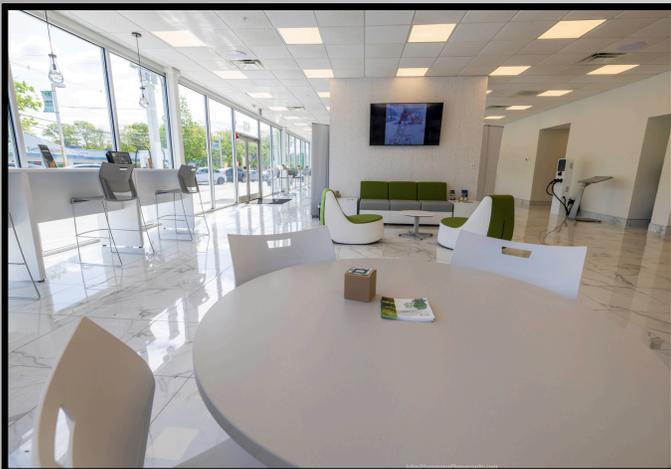


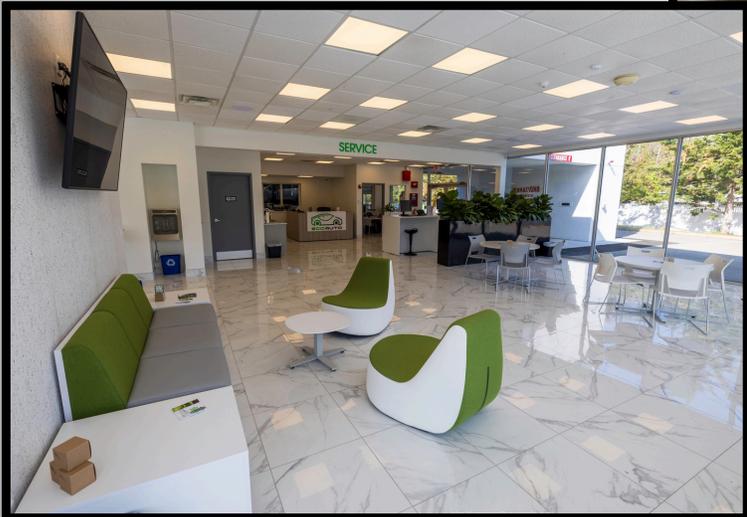
## ***PROPERTY HIGHLIGHTS***

- HIGH-BAY LIGHTING INSTALLED IN SERVICE SHOP
- EXTERIOR LIGHTING UPGRADED TO LED
- WIFI/DATA LINES INSTALLED THROUGHOUT BUILDING
- HOT WATER SYSTEM AND TANKS REPLACED
- ALL BATHROOMS FULLY RENOVATED TO THE STUDS
- NEW KITCHEN INSTALLED
- NEW CERAMIC TILE FLOORING INSTALLED THROUGHOUT BUILDING
- INTERIOR AND EXTERIOR OF BUILDING PAINTED
- NEW CEILING TILES AND LIGHTING IN SHOWROOM
- SHOP FLOOR RESURFACED AND EXPOXY COATED
- AIR LINES INSTALLED IN SHOP
- PARKING LOT RESTRIPE
- FIRE ALARM SYSTEM UPDATED
- TEN FOOT GARAGE DOORS
- TWELVE BAYS, HEATED AND A/C
- THIRTY FOOT HIGH BAYS

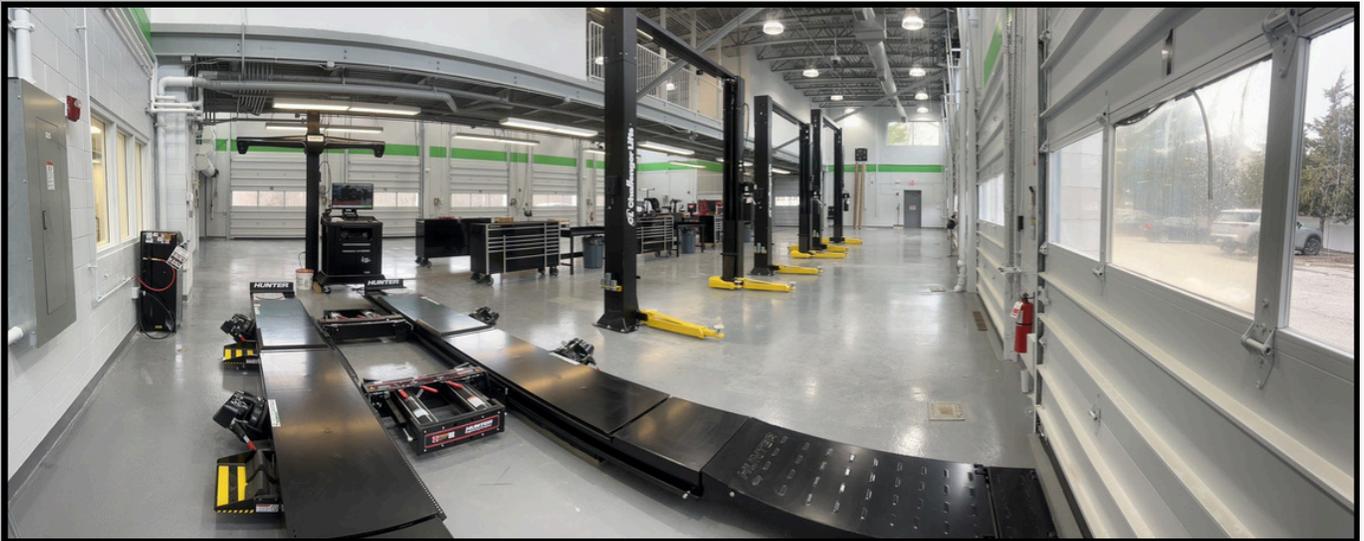
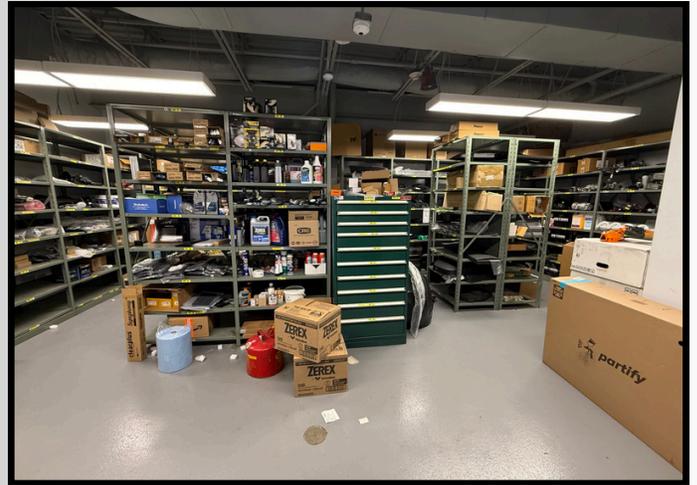
## **OTHER FACTS**

- OWNER WOULD REQUEST A SIX-MONTH RENT BACK ON THE PROPERTY AFTER CLOSING.
- THERE IS A LIST OF ITEMS THE OWNER IS WILLING TO LEAVE INSIDE THE BUILDING WITH THE SALE.
- THE SERVICE AREA/BAYS WILL BE EMPTY WHEN THE OWNER VACATES THE PROPERTY. THEY WILL BE TAKING THEIR LIFTS, EQUIPMENT AND OTHER ITEMS. A LIST WILL BE PROVIDED.
- THE ELECTRIC VEHICLE CHARGERS AND ACCESSORIES THROUGHOUT THE PROPERTY WILL BE REMOVED WHEN THE OWNER VACATES PREMISES.
- ASKING PRICE- \$8,950,000, REAL ESTATE ONLY





**HOUSE LOT**





***LOCATED ON ROUTE 38  
EASY ACCESS TO, ROUTE 495,  
ROUTE 93, ROUTE 3, ROUTE 28***

## **DEMOGRAPHICS WITHIN 25 MILE**

TEWKSBURY	OVER 31,000 RESIDENTS
LOWELL REGION	OVER 310,000 RESIDENTS
BOSTON METROPOLITAN (Tewksbury is ~19 miles)	~ 4.9 MILLION RESIDENTS
WORK IN AREA	~ 4.0 MILLION PEOPLE

*THIS INCLUDES ONE OF THE 10 LARGEST U.S. METRO AREAS*

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## **TRAFFIC COUNT**

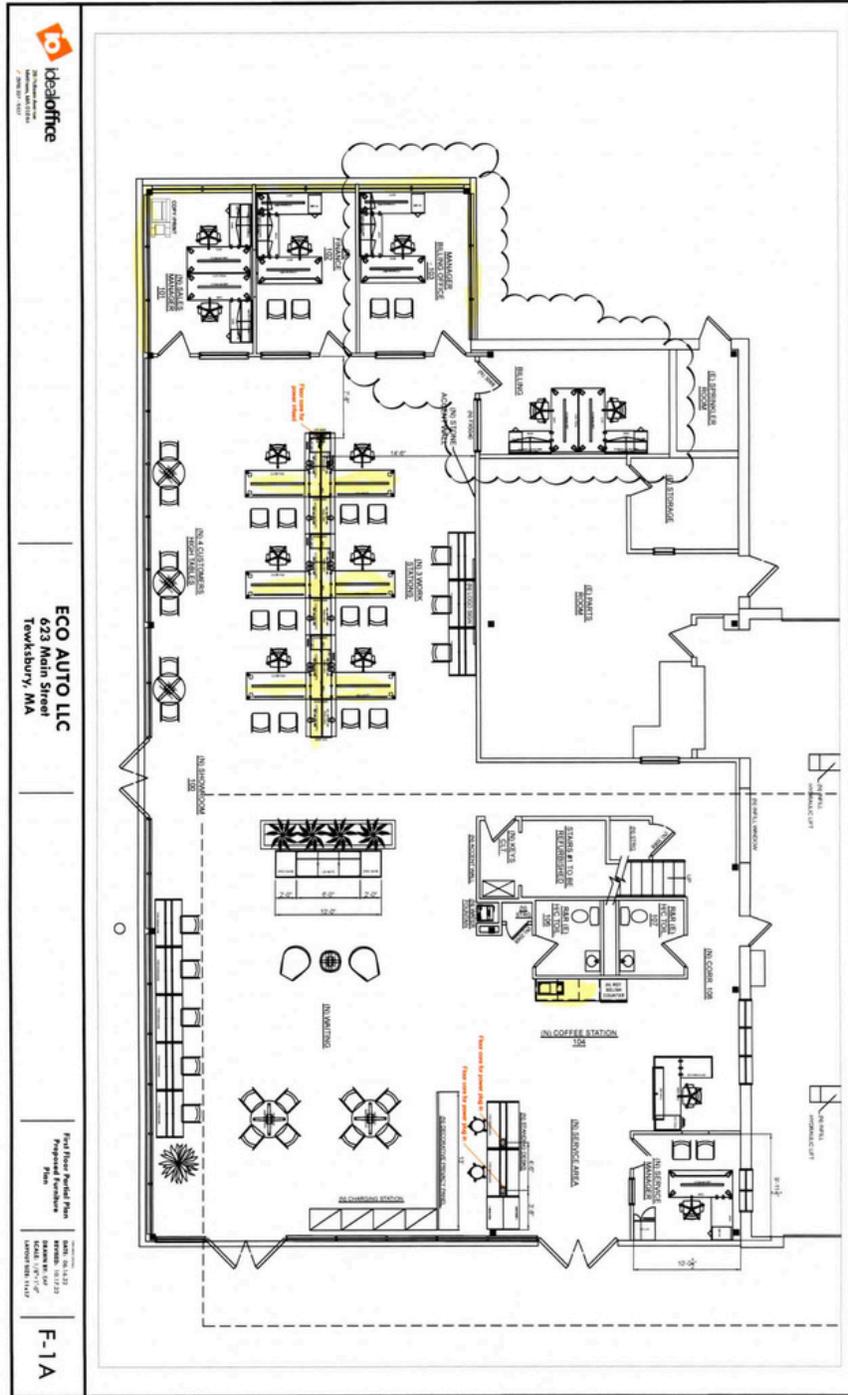
ROUTE 38	~25,000 VEHICLES/DAY
ROUTE 495	~55,000-70,000 VPD
ROUTE 93	~120,000-180,000 VPD

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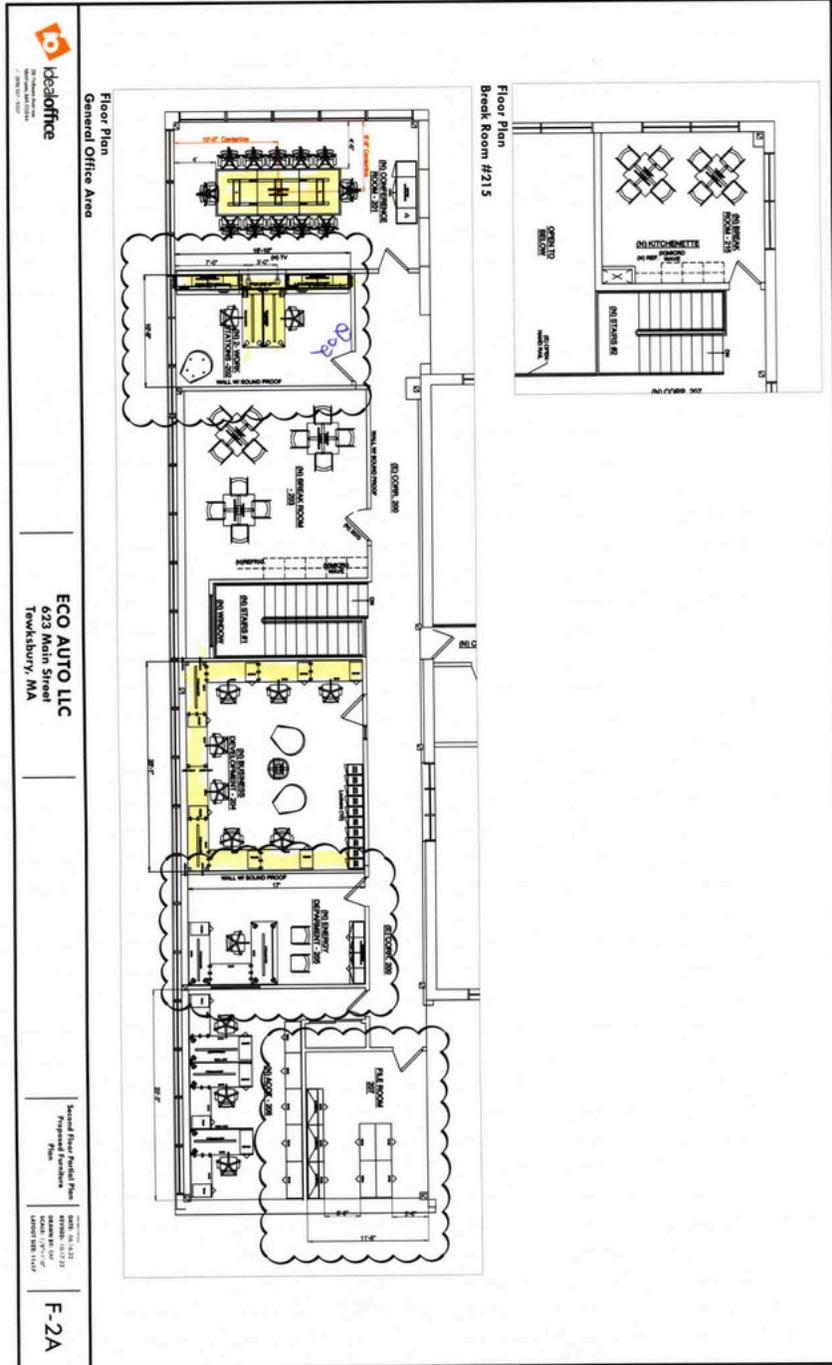
## **PRIMARY TRADE AREA WITHIN 5-10 MILES**

TEWKSBURY	LAWRENCE
LOWELL	CHELMSFORD
WILMINGTON	NORTH READING
BILLERICA	HAVERHILL
ANDOVER	DRACUT
CARLISLE	BURLINGTON
PELHAM, NH	

# FIRST FLOOR



# SECOND FLOOR



# SITE PLAN

NOT FOR CONSTRUCTION  
 THESE PLANS WERE PREPARED FOR  
 AND LOCAL PERMITS AND ARE NOT  
 TO BE USED FOR ANY OTHER  
 CONSTRUCTION DOCUMENTS.

No.	Date	Revisions
1	11/11/2021	Revisions to Comments
2	1/17/2022	Revisions to Comments

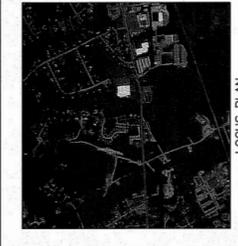
DATE: 1/17/2022  
 DRAWN BY: [Signature]  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]

McCarty Engineering, Inc.  
 Civil Engineers  
 100 Main Street, Suite 200  
 Tewksbury, MA 01886  
 www.mccartyeng.com

Project:  
 EcoAuto Tewksbury  
 623 Main Street  
 Tewksbury, MA

Sheet:  
 Overall  
 Development Plan

Scale:  
 1" = 30' (1" = 9.144m)  
 2



**LOCUS PLAN**  
 1" = 1,500 FT ±

NOTES:  
 1. EXISTING CONDITIONS INFORMATION SHOWN HEREIN ARE THE RESULT OF A VISUAL SURVEY CONDUCTED ON 11/11/2021 AT 7:30 AM. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF CLEAR WEATHER. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF CLEAR WEATHER. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF CLEAR WEATHER.

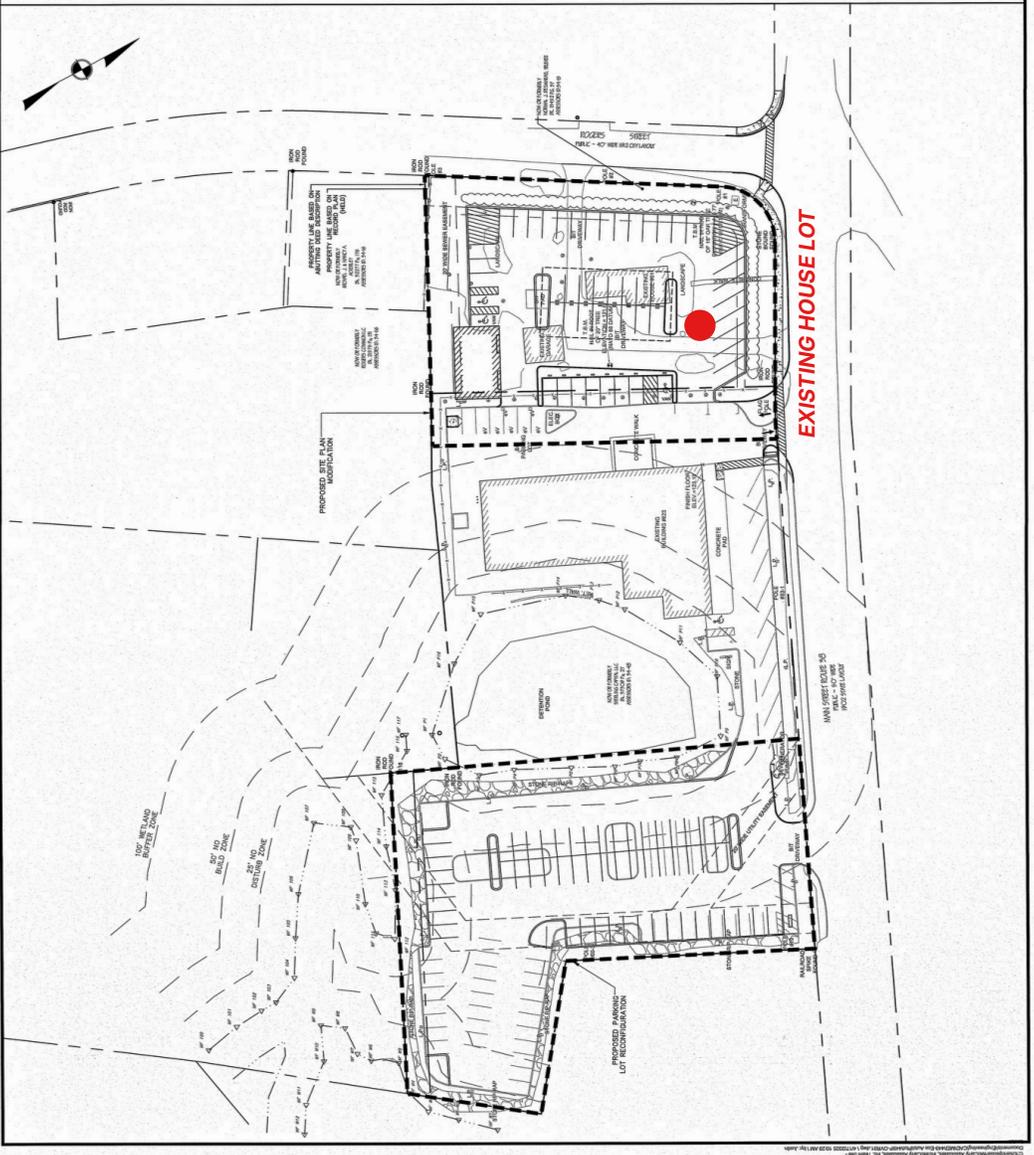
REQUIREMENTS	REQUIRED	PROVIDED	COMFORMANCE
MIN. LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	Y
MIN. FRONT YARD SETBACK	25 FT.	25 FT.	Y
MIN. SIDE YARD SETBACK	10 FT.	10 FT.	Y
MIN. REAR YARD SETBACK	10 FT.	10 FT.	Y
MIN. FRONT YARD SETBACK (WITH DRIVE)	15 FT.	15 FT.	Y
MIN. SIDE YARD SETBACK (WITH DRIVE)	10 FT.	10 FT.	Y
MIN. REAR YARD SETBACK (WITH DRIVE)	10 FT.	10 FT.	Y
MIN. FRONT YARD SETBACK (WITH DRIVE AND SIDE SETBACK)	15 FT.	15 FT.	Y
MIN. SIDE YARD SETBACK (WITH DRIVE AND SIDE SETBACK)	10 FT.	10 FT.	Y
MIN. REAR YARD SETBACK (WITH DRIVE AND SIDE SETBACK)	10 FT.	10 FT.	Y
MIN. FRONT YARD SETBACK (WITH DRIVE AND SIDE SETBACK AND SIDE SETBACK)	15 FT.	15 FT.	Y
MIN. SIDE YARD SETBACK (WITH DRIVE AND SIDE SETBACK AND SIDE SETBACK)	10 FT.	10 FT.	Y
MIN. REAR YARD SETBACK (WITH DRIVE AND SIDE SETBACK AND SIDE SETBACK)	10 FT.	10 FT.	Y

**PROPOSED:**  
 AUTOMOTIVE SALES: 1 SP/1,000 SF X 18.34 SF=18.3 SP  
 AUTOMOTIVE SALES: 1 SP/200 SF X 2,180 SF=10.9 SP  
 TOTAL SPACES REQUIRED (611 MAIN STREET): 29 SPACES  
 PARKING PROVIDED (611 MAIN STREET): 94 SPACES  
 EXISTING PARKING SPACES (623 MAIN STREET): 464 SPACES  
 PROPOSED PARKING SPACES (623 MAIN STREET): 75 SPACES  
 NET GAIN OF PARKING SPACES: 674

**REQUIREMENTS:**  
 AUTOMOTIVE SALES: 1 SP/1,000 SF OF TOTAL GROSS SALES AREA  
 AUTOMOTIVE SALES: 1 SP/200 SF OF TOTAL GROSS SALES AREA

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PROPOSED SITE PLAN RECONFIGURATION

EXISTING HOUSE LOT

100' WETLAND BUFFER ZONE

25' UTILITY ZONE

PROPOSED PARKING LOT RECONFIGURATION

MAIN STREET 50' SETBACK

WEST STREET 50' SETBACK