



**MLS # 72446813 - Active
Commercial/Industrial - Commercial**

**374 Main Street
Wilmington, MA 01887
Middlesex County**

List Price: \$1,450,000

Directions: North of Boston accessible to all major highways and commuter rail directly across the street.



1 of 20



Remarks

Exceptionally maintained professional building north of Boston conveniently located across the street from Commuter rail and near major highways, Rt-93 & Rt-128. Zoned Central Business allowing for a wide variety of business opportunities. Currently being utilized as a Funeral Home, this property offers large open rooms, generous storage, office space, conference/sitting rooms, Mens and Ladies restrooms, ramp for handicap access. Ideal for a Financial Brokerage, Accounting Firm, Law Office, Insurance Agency, Medical/Dental Office, Church/House of Worship, etc.... As an added bonus the second & third floor has an updated 6 room, 3 bedroom residence for additional income. Property allows for an abundance of parking including a separate 4 car heated garage. Opportunity & options are endless, don't miss out!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	1	2,203	Land: \$238,700	Space Available For: For Sale
Office:	1	3,415	Bldg: \$554,800	Lease Type:
Retail:	0	0	Total: \$793,500	Lease Price Includes:
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0		Sublet: No
			# Buildings: 1	21E on File: No
			# Stories: 4	
			# Units:	
Total:	2	5,618		

Drive in Doors: **1**
Loading Docks: **0**
Ceiling Height:
Restrooms: **5**
Hndcp Accessibl: **Yes**

Expandable:
Dividable:
Elevator: **No**
Sprinklers:
Railroad siding:

Gross Annual Inc:
Gross Annual Exp:
Net Operating Inc:
Special Financing:
Assc: Assoc Fee:

Lot Size: **23,958 Sq. Ft.**
Acres: **0.55**
Survey:
Plat Plan:
Lender Owned: **No**

Frontage:
Depth:
Subdivide:
Parking Spaces: **23**
Short Sale w/Lndr.App.Req: **No**

Traffic Count:
Lien & Encumb: **Unknown**
Undrgrnd Tank:
Easements: **Unknown**

Features

Construction: **Brick, Frame**

Other Property Info

Disclosure Declaration: **No**

Location: **Downtown, Suburban, Park, Strip, Free Standing, Highway Access, Public Transportation, Central Business District**

Parking Features: **Garage, Under, 21+ Spaces, Improved Driveway, Paved Driveway, On Site**

Roof Material: **Shingle, Asphalt/Fiberglass Shingles**

Site Condition: **Dry, Level, Open**

Utilities: **Public Water, Private Sewer, Natural Gas, Bottled Gas**

Exclusions:

Year Established: **1900**

Year Established Source:
Owner

Tax Information

Pin #:

Assessed: **\$793,500**

Tax: **\$25,757** Tax Year:
2018

Book: **00000** Page: **0000**

Cert:

Zoning Code: **CB-Ctl Bus**

Zoning Desc: **Legal
Conforming**

Map: Block: Lot:

Market Information

Listing Date: **1/29/2019**

Days on Market: Property has been on the market for a total of **223** day(s)

Expiration Date: **10/31/2019**

Original Price: **\$1,550,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **223** day(s)

Office Market Time: Office has listed this property for **223** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Exterior - Front



Exterior - Front



Exterior - Back



Exterior - Back



Garage



Conference Room

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Conference Room



Foyer



Foyer



Sitting Room



Conference Room



Sitting Room

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Office



Office



Bathroom - Half



Bathroom - Half



Accessory Apartment



Accessory Apartment

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Accessory Apartment



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