



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	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 4	Sublet: No
Total:	2	5,618	# Units:	21E on File: No
Drive in Doors: 1		Expandable:		Gross Annual Inc:
Loading Docks: 0		Dividable:		Gross Annual Exp:
Ceiling Height:		Elevator: No		Net Operating Inc:
# Restrooms: 5		Sprinklers:		Special Financing:
Hndcp Accessibl: Yes		Railroad siding:		Assc: Assoc Fee:
Lot Size: 23,958 Sq. Ft.		Frontage:		Traffic Count:
Acres: 0.55		Depth:		Lien & Encumb: Unknown
Survey:		Subdivide:		Undrgrnd Tank:
Plat Plan:		Parking Spaces: 23		Easements: Unknown
Lender Owned: No		Short Sale w/Lndr.App.Reg: No		

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



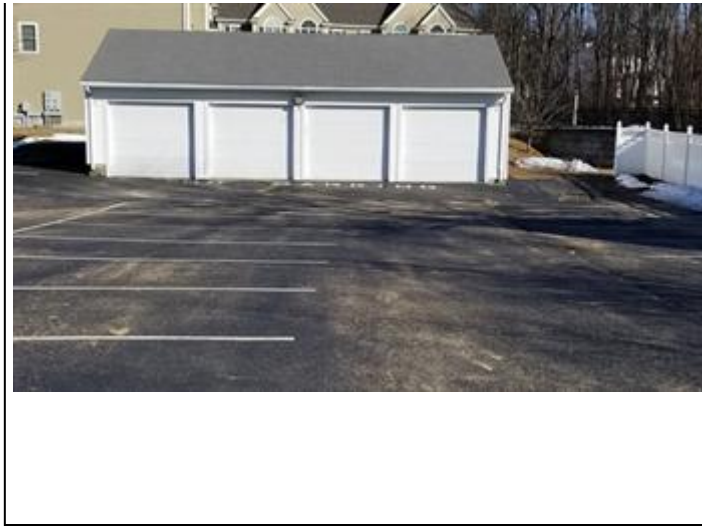
Exterior - Front



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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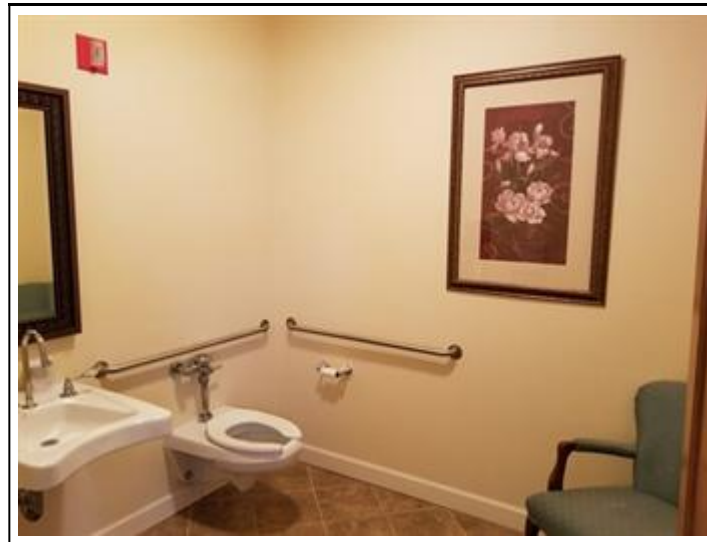
Office



Office



Bathroom - Half



Bathroom - Half



Accessory Apartment



Accessory Apartment

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Accessory Apartment



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