

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

**15,336 SQ.
FEET GBA**

**BUILT 2001,
RENOVATED
2023**

3.02 ACRES

**ZONED
GENERAL
BUSINESS**

**REAL ESTATE
ONLY**

CARYN GORCZYNSKI

617-240-6442

CENTER HOME TEAM

CARYNHOMES@GMAIL.COM



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

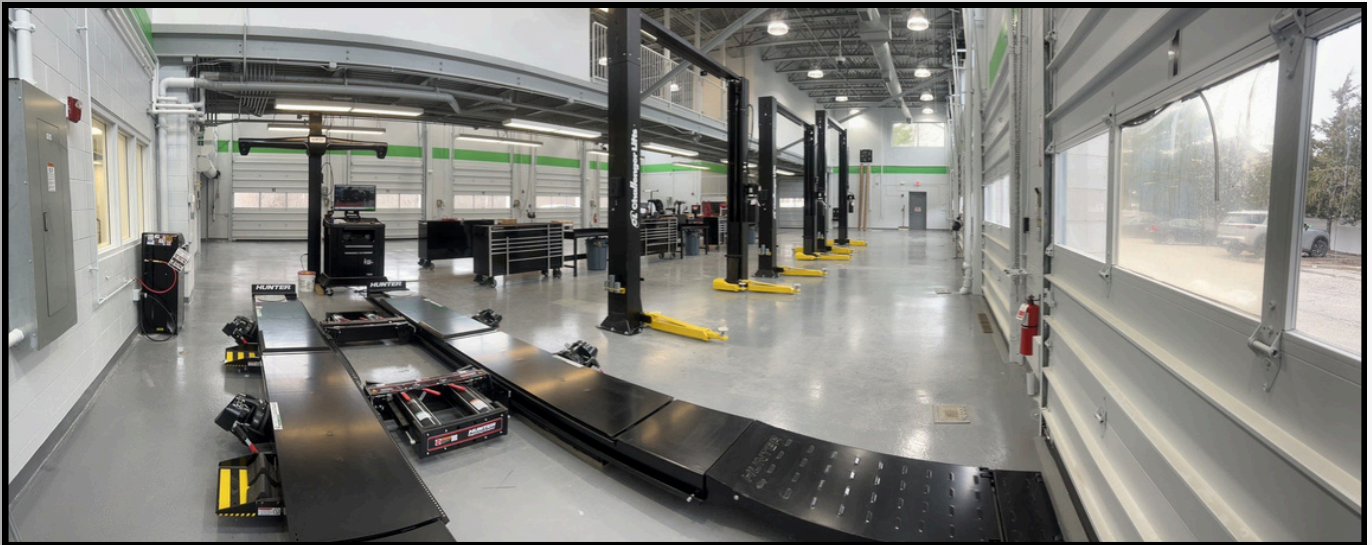
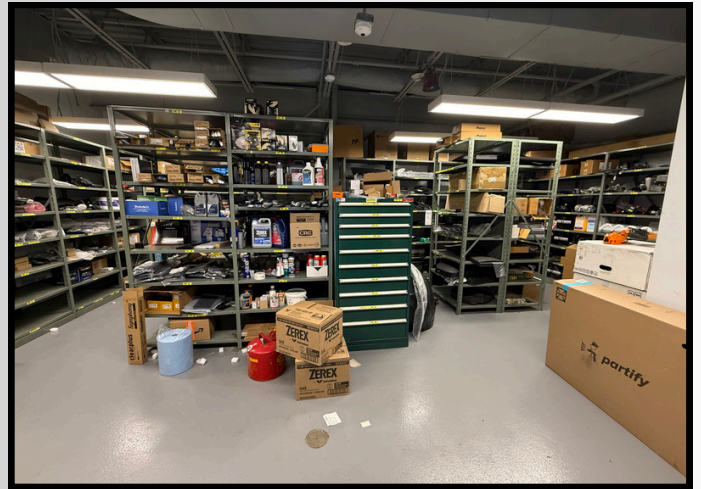
OTHER FACTS

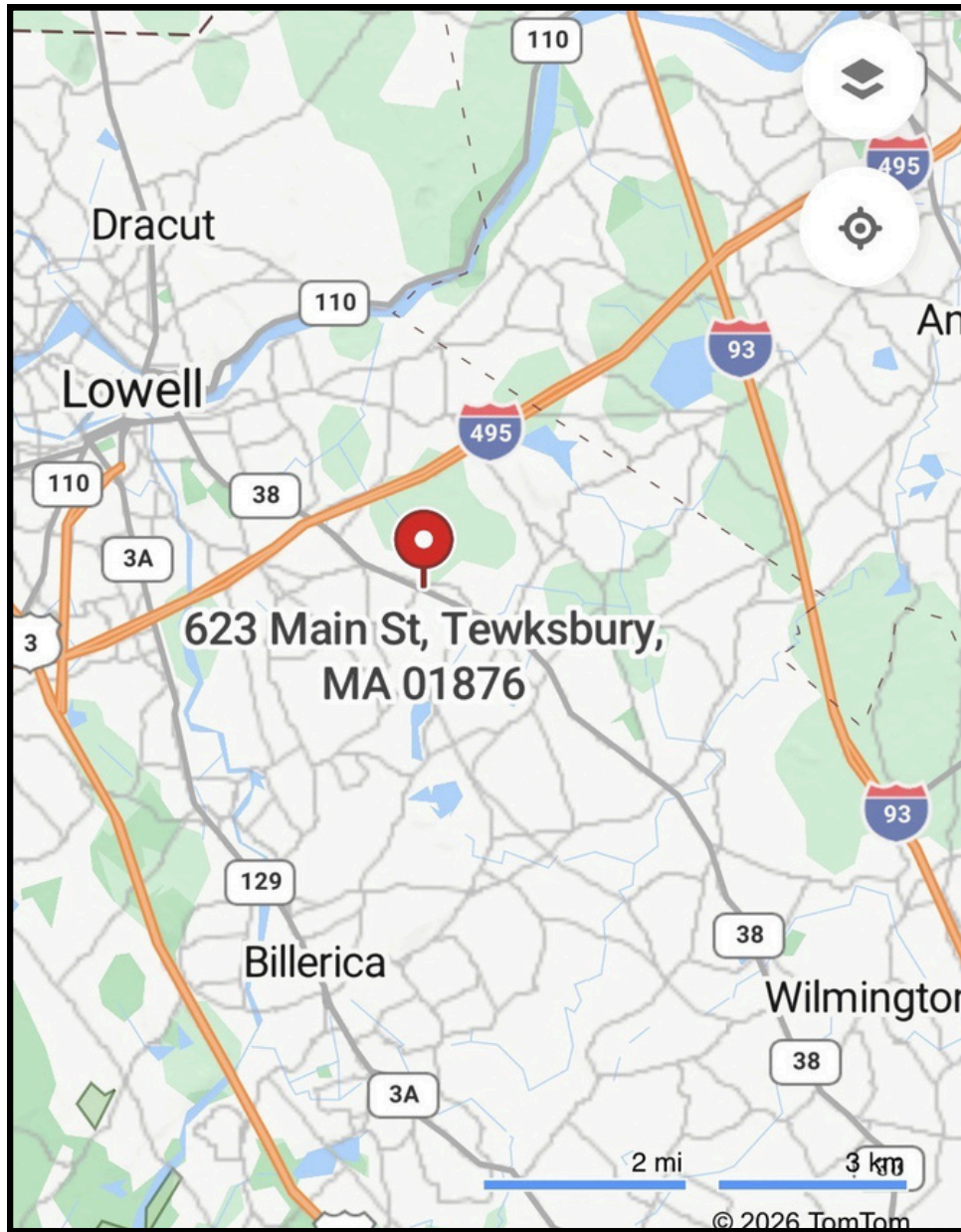
- OWNER WOULD REQUEST A SIX-MONTH RENT BACK ON THE PROPERTY AFTER CLOSING OR OPEN TO SALE LEASEBACK
- THERE IS A LIST OF ITEMS THE OWNER IS WILLING TO LEAVE INSIDE THE BUILDING WITH THE SALE.
- THE SERVICE AREA/BAYS WILL BE EMPTY WHEN THE OWNER VACATES THE PROPERTY. THEY WILL BE TAKING THEIR LIFTS, EQUIPMENT 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

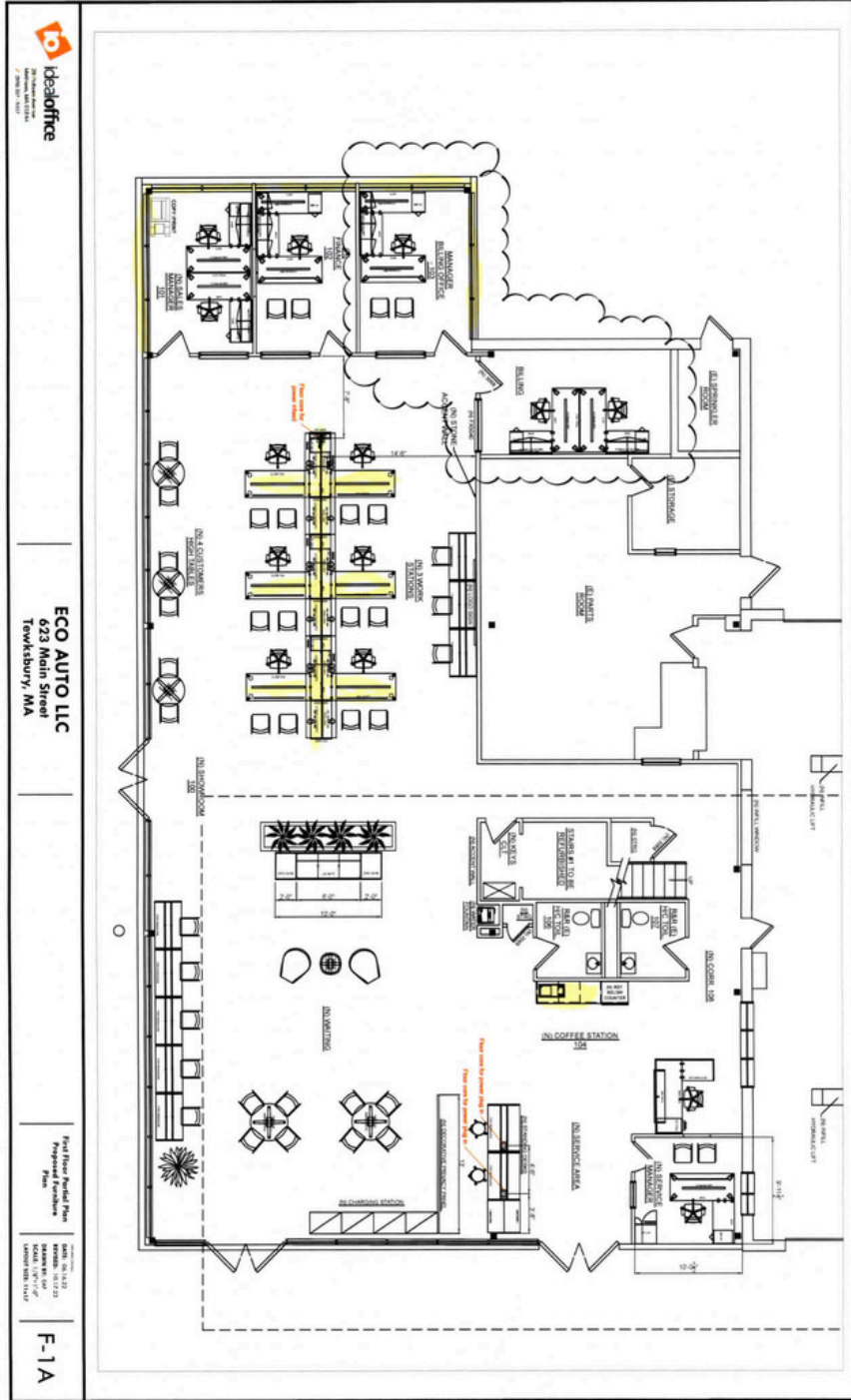
TRAFFIC COUNT

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

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

