

# COMMERCIAL PROPERTY BROCHURE

Standalone Dual-Revenue Investment Asset

902 Main St, Woburn, MA

OFFERING PRICE

**\$1,500,000**

Includes Standalone Building & Turnkey Business

UNIT 2 RENTAL INCOME

**\$2,500 / mo**

Immediate Cash Flow from Established Restaurant

## ASSET STRUCTURE & UNIT BREAKDOWN

### Unit 1: Convenience Store

Fully operational convenience store business is completely **INCLUDED** in the listing asset price. Outstanding turnkey setup perfect for an owner-operator seeking immediate business infrastructure, or a portfolio investor planning to lease it out to generate a second commercial revenue stream.

### Unit 2: Leased Restaurant

Provides built-in stability with a reliable restaurant tenant in place from day one. Generating a steady, guaranteed **\$2,500 per month** in rental income, this unit mitigates risk and provides a continuous backbone of predictable revenue for the building.

## LOCATION & PROPERTY HIGHLIGHTS

- **High-Traffic Main Street Visibility:** Unbeatable street-level exposure with exceptional road frontage and robust local foot traffic, ensuring organic customer acquisition.
- **Strategic Highway Infrastructure:** Phenomenal logistics positioning with rapid, direct access to major arterial corridors including **I-95 / Route 128 and I-93**.
- **Portfolio Asset Growth:** An ideal, highly defensive asset combination designed for stable, multi-tenant long-term portfolio growth in the competitive Middlesex County commercial market.

**Legal Disclosures & Disclaimer:** All property data and operational parameters have been provided exclusively by the Seller. Pathan Realty LLC makes no warranties, representations, or guarantees regarding the accuracy of physical dimensions, square footage, zoning metrics, permitted uses, or financial historical records. The Buyer and Buyer's Agent are strictly required and legally obligated to conduct their own independent due diligence, structural inspections, and municipal verification. Property is sold strictly in as-is, where-is condition.