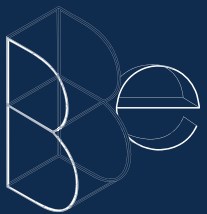


FOR SALE



# A 3-UNIT MULTIFAMILY INVESTMENT PROPERTY

108 NEW PARK STREET, LYNN, MA 01905



**BOSTONenvironments**<sup>™</sup>  
URBAN REAL ESTATE BROKER | DEVELOPER

John De Angelis | CEO - Principal Broker  
(617) 780-8941 | [John@BostonEnvironments.com](mailto:John@BostonEnvironments.com)



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This massive 3336 ft<sup>2</sup> 3-family property is a wonderful opportunity for investors, 1031 exchange buyers or owner-occupants.

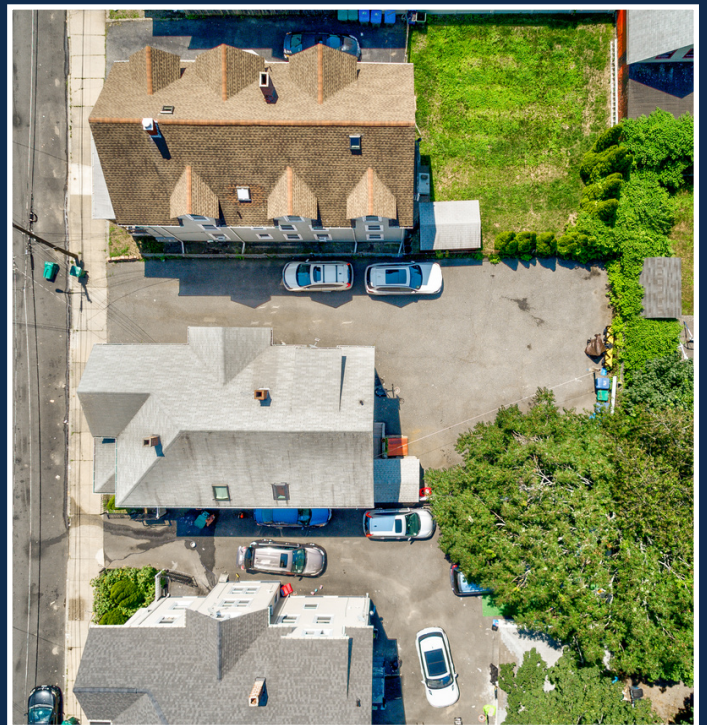
Extensively remodeled ten years ago, it features interiors in pristine, turn-key conditions and could be a gem with exterior TLC. This 15-Room, 8-Bedroom, 4-Bathroom property sits on a generous 5249 ft<sup>2</sup> fully paved lot offering parking spaces for 10+ vehicles!

All three units will be delivered occupied with tenants at will, offering post-closing flexibility for owner-occupant buyers and immediate upside rent potential.

The 2-bedroom, 2-bath first floor unit features a modern open space layout with alley kitchen and laundry in its pantry. Ample bedrooms and primary bedroom with private bathroom. The second and third floor's units feature 3 bedrooms and 1 bathroom each, with front-end living rooms and rear-end ample eat-in-kitchens. Plenty of storage is available in a dry, full basement with bulkhead and an attached shed.

Enjoy all that Lynn has to offer! With a 74 Walk Score, this property is close to parks, ponds, restaurants and much more!

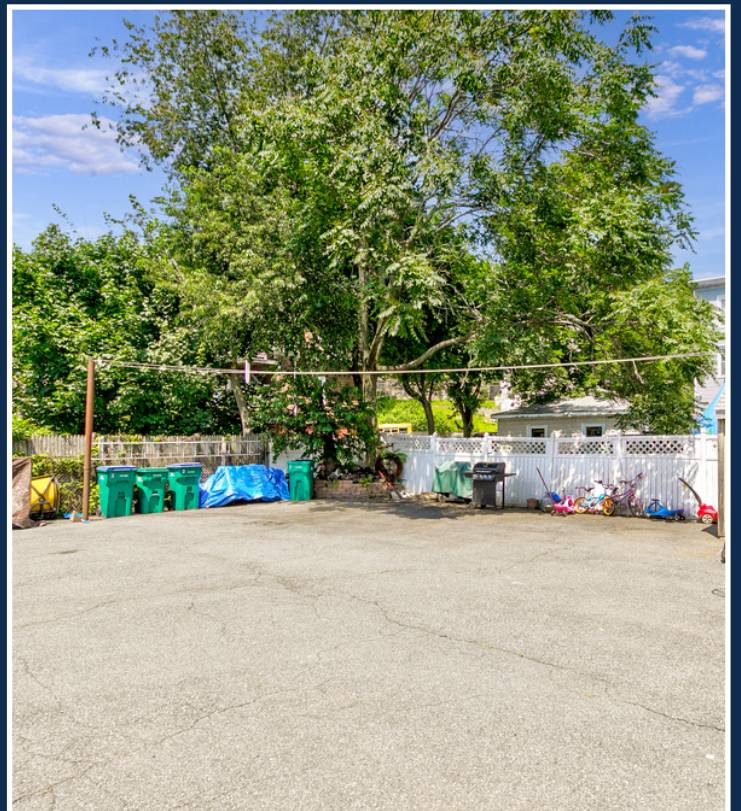
A 5-minute drive to the MBTA Commuter Rail, a 7-minute drive to Lynn Beach and a 10-minute drive to Nahant Beach!



For more information, please visit [BostonEnvironments.com/108-new-park-st-lynn](https://BostonEnvironments.com/108-new-park-st-lynn) or scan the QR code on the back of this brochure!



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## Unit 1:

5 ROOMS, 2 BEDROOMS, 2 BATHROOMS  
HEAT: GAS - FORCED HOT AIR  
HOT WATER: GAS - HOT WATER HEATER  
AIR CONDITIONING: NONE  
TENANCY AT WILL  
LESSEES PAY: GAS & ELECTRIC

## Unit 2:

5 ROOMS, 3 BEDROOMS, 1 BATHROOM  
HEAT: GAS - STEAM RADIATORS  
HOT WATER: GAS - HOT WATER HEATER  
AIR CONDITIONING: NONE  
TENANCY AT WILL  
LESSEES PAY: GAS & ELECTRIC

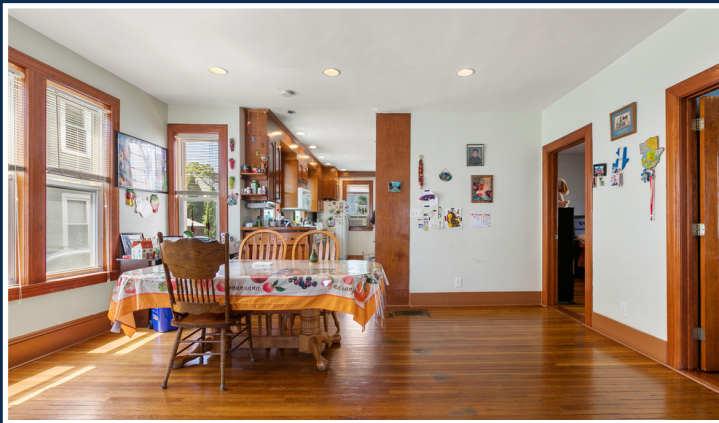
## Unit 3:

5 ROOMS, 3 BEDROOMS, 1 BATHROOM  
HEAT: ELECTRIC BASEBOARDS  
HOT WATER: GAS - HOT WATER HEATER  
AIR CONDITIONING: NONE  
TENANCY AT WILL  
LESSEES PAY: GAS & ELECTRIC



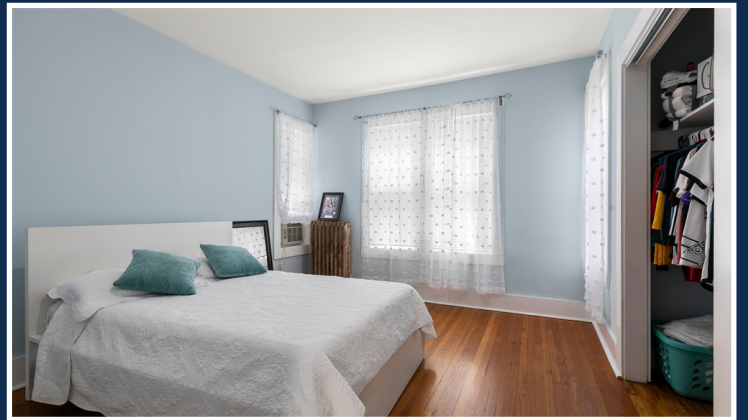
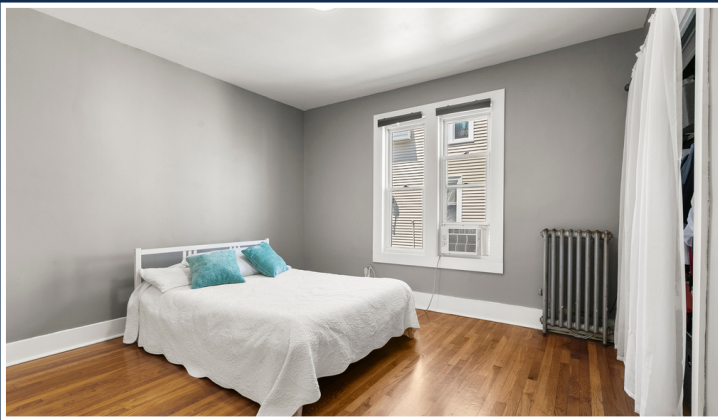


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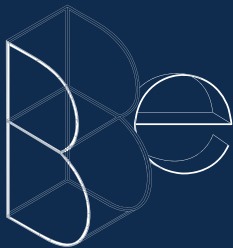


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