

OFFERING MEMORANDUM

203 LEWIS ST. LYNN MA

FOR SALE

HIGH OCCUPANCY 18-UNIT
MULTI-FAMILY INVESTMENT OPPORTUNITY



THE
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COMPANY

CORFAC INTERNATIONAL

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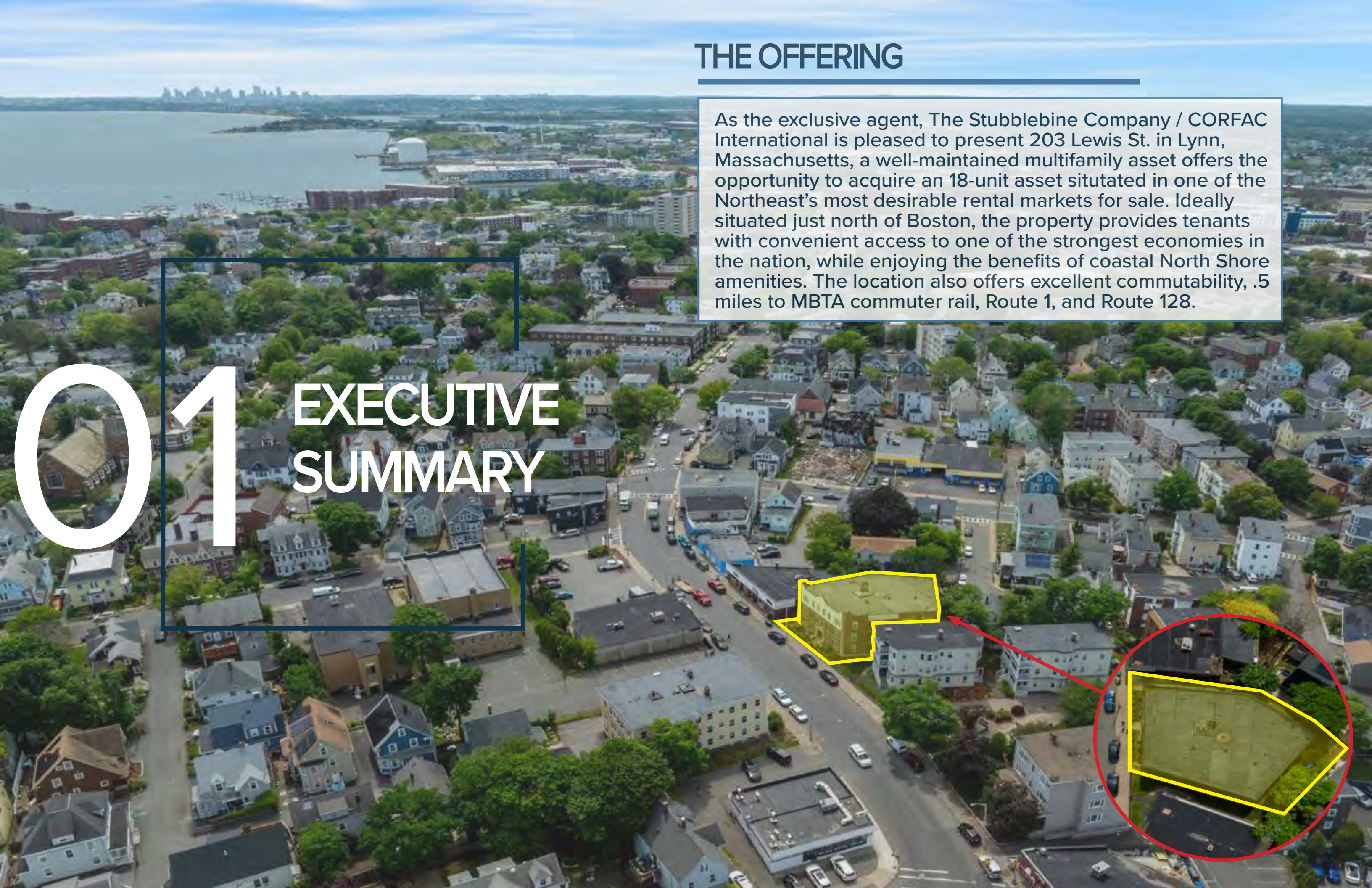
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THE OFFERING

As the exclusive agent, The Stubblebine Company / CORFAC International is pleased to present 203 Lewis St. in Lynn, Massachusetts, a well-maintained multifamily asset offers the opportunity to acquire an 18-unit asset situated in one of the Northeast's most desirable rental markets for sale. Ideally situated just north of Boston, the property provides tenants with convenient access to one of the strongest economies in the nation, while enjoying the benefits of coastal North Shore amenities. The location also offers excellent commutability, .5 miles to MBTA commuter rail, Route 1, and Route 128.

01 EXECUTIVE SUMMARY



The Stubblebine Company is introducing 203 Lewis St for sale on an unpriced basis. We are conducting tours and a calls for offers will follow shortly after.





02

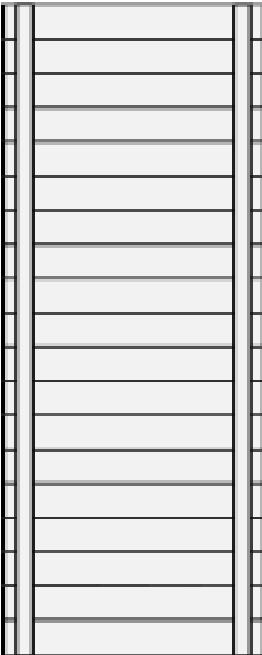
PROPERTY OVERVIEW



PROPERTY DETAILS

PROPERTY DETAILS				
Year Built		# of Units	Gross Floor Area	
1920		18	12,076	
Property Acres		0.28 Acres		
Exterior Construction		Brick		
Unit Mix	# of Units	% of Units	SF	Total SF
Studio	6	33%	400(3) - 430(3)	2,490
1 Bed	12	67%	585(3) - 650(9)	7,686
Total =	18	100%	665	10,176
PROPERTY AMENITIES				
Landlord Pays:		Hot Water		
Tenant Pays:		All Seperatly Metered Electric (Electric Baseboard Heating)		
Parking:		Street		
Storage:		18 Storage Units		
MECHANICAL:				
Heating:		Electric baseboard		
Roof:		Rubber membrane, approximately 10 years old		
Windows:		Vinyl replacement windows - 15 years ago		
Electric Panels:		About 12 units have upgraded electric panels		
RECENT CAPITAL IMPROVEMENTS				
Laundry:		Laundry Contract with Automatic Laundry (50%) - 3 years left on contract as of 6/1/25		
Entry:		Interior Hallways Painted 2023 / apt doors painted 2024		
Hot Water Tank:		3 New Commercial HW tanks installed in Dec 2022, Mar 2023, & Jan 2024		
Lighting:		Interior hallway lighting lighting updated 2023 / all 4 emergency back up lights replaced Dec 2023		
Lead Paint:		13 units deleaded cert (includes interior & exterior common areas)		

Vertical Stack Unit Matrix

1 Bed Units: 6, 12, 18		Studio Units: 5, 11, 17	
1 Bed Units: 4, 10, 16		Studio Units: 3, 9, 15	
1 Bed Units: 2, 8, 14		1 Bed Units: 1, 7, 13	

Studio

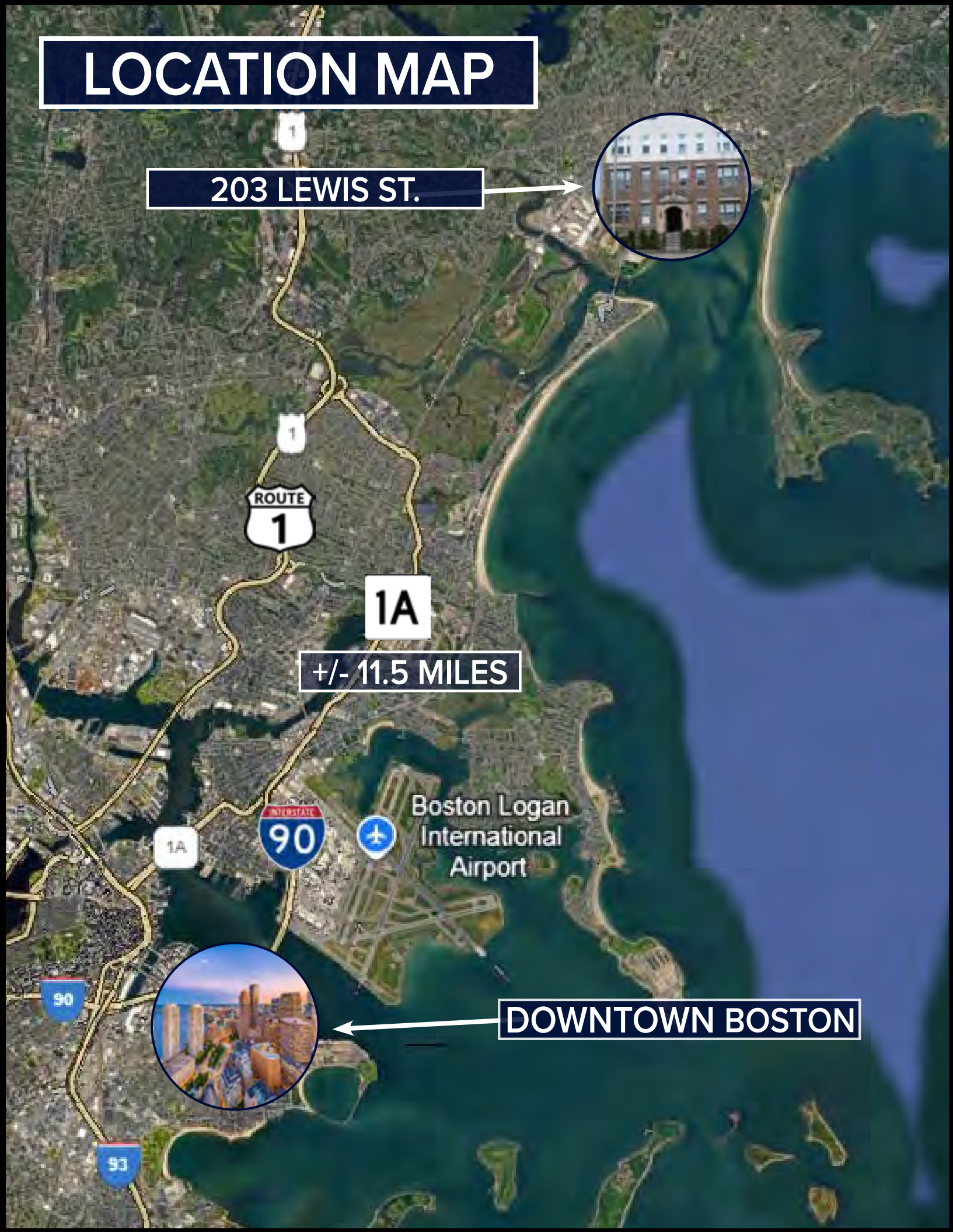


1 Bed Units: 6, 12, 18	Studio Units: 5, 11, 17
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1 - Bed



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1 Bed Units: 2, 8, 14		1 Bed Units: 1, 7, 13






NAHANT BEACH

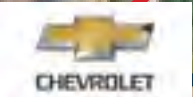
DOWNTOWN BOSTON

203 LEWIS ST.



LOCAL MAP

-  BUS
-  MBTA
-  MBTA Dist.



DEMOGRAPHICS			
	3 Miles	5 Miles	10 Miles
Population	125,657	260,611	900,160
2029 Projection	123,950	256,402	879,139
Average Income	\$93,607	\$101,067	\$120,912
Median Home Value	\$468,346	\$392,013	\$635,296



LYNN, MASSACHUSETTS

Lynn, Massachusetts, offers a rare blend of coastal charm, vibrant urban energy, and convenient access to some of the region's premier destinations. Residents enjoy the natural beauty of Lynn Woods Reservation, one of the largest municipal parks in the United States, offering over 2,200 acres of trails, historic landmarks, and picturesque landscapes. Along the shoreline, the Lynn Shore Reservation and nearby Nahant Beach provide stunning ocean views, promenades, and opportunities for beachside recreation.

Downtown Lynn has transformed into a lively hub for arts, dining, and entertainment, featuring local favorites such as Bent Water Brewing Company, Rossetti Restaurant, and the Lynn Museum/LynnArts, all contributing to the city's thriving cultural scene. For more extensive shopping and leisure, MarketStreet Lynnfield, located just 15 minutes away, offers an upscale, open-air retail experience.

Lynn's strategic location also provides residents with exceptional proximity to top higher education institutions. North Shore Community College maintains a vibrant campus within Lynn itself, while Salem State University is a short 15-minute drive away. Endicott College, located in nearby Beverly, is easily accessible within 25 minutes, offering a variety of undergraduate and graduate programs.

Additionally, world-renowned universities such as Northeastern University, Harvard University, and the Massachusetts Institute of Technology (MIT) are located within 30 to 40 minutes, providing unparalleled educational, research, and innovation opportunities.

Transportation in Lynn is both convenient and commuter-friendly, with the Lynn MBTA Commuter Rail Station offering direct service to Boston's North Station in under 25 minutes. Seasonal ferry service also connects Lynn to Boston's Seaport District, and Logan International Airport is just a 20-minute drive away, supporting both domestic and international travel needs. With its coastal lifestyle, robust arts and cultural community, convenient transportation links, and easy access to some of the best higher education institutions in the country, Lynn stands out as an exceptional place to live, learn, and invest.

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