

**FOR SALE**  
**RANDOLPH AUTOMOTIVE**  
**PROPERTY**



**JAY NUSS**  
REALTY GROUP, LLC



**Site Contains Two Buildings**

**Lot Size: 24,829 Sq. Ft.**  
**Zoning: Orchard Street Business District (OBD)**  
**Assessor Code: 3320 (Mixed-Use)**  
**Assessment: \$695,700**  
**Annual Taxes: \$15,423.67**  
**Security Systems with 11 Cameras**  
**2 Water Meters**  
**Gated Lot with 40 Car Capacity**  
**Class II License Available**

**641 N Main Street Randolph, MA**

**Contact Us:**



Jay Nuss 781.910.6575 or  
Jay@jaynussrealtygroup.com

**Building # 1**  
**Office/Storage/Garage**

**Garage: 60'x30' w/ 3**  
**12' OH Doors and 1 14' OH Door**  
**One Bathroom**  
**Full HVAC in Office & Garage**  
**Newer two 200 amp electric services**  
**(single phase)**  
**Fixtured Equipment Included**  
**Partial Basement**  
**Total Size: 3381 sq. ft.**

**Building # 2**  
**First Level- Single Car Garage w/ 8' OH Door**  
**and Storage Area**

**FHW/Oil Heat**  
**Second Level - 100 Amp Electric Service**  
**4 Rooms/1Bedroom Updated Apartment-**  
**Tenant-At-Will \$2000/month**  
**Total Size: 1291 sq. ft.**

**Combined Building Size: 4672 sq. ft.**  
**PRICE: \$995,000**



- LEGEND**
- ! (Inventoried Property
  - MassDOT Roads
  - Road Type**
    - Other Numbered Highway
    - Major Road, Collector
    - Minor Road, Arterial
  - D AUL Sites
  - MBTA Bus Routes
  - ZONE C
  - Town Boundary
  - Level III Assessors Parcels

- NOTES:**
1. Site is a surface/public water supply contributor.
  2. Site is located within a Zone B.
  3. Site is identified as a Mass Historic Commission Inventoried Property.

Source: Office of Geographic and Environmental Information (MassGIS); Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs; NearMap Ltd./NearMap US, Inc.



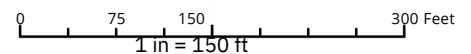
**HIGHPOINT ENGINEERING, INC.**  
 LAND PLANNING  
 PERMIT EXPEDITING  
 CIVIL ENGINEERING  
 CONSULTING

DEDHAM EXECUTIVE CENTER  
 980 WASHINGTON ST., SUITE 216  
 DEDHAM, MA 02026

[www.HighpointEng.com](http://www.HighpointEng.com)

**DUE DILIGENCE  
 RESOURCE EXHIBIT**

641 North Main Street  
 Randolph, MA  
 11/22/2024



Property Location 641 N MAIN ST  
 Vision ID 9650

Account # 4137

Map ID 30/ C/ 5/ /

Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 3

State Use 3320  
 Print Date 3/29/2024 5:31:00 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				421 RANDOLPH, MA
RENT REALTY TRUST		0 Typical	None	0 Typical		Description	Code	Appraised	Assessed	
641 N MAIN ST		<b>SUPPLEMENTAL DATA</b>				COMMERC.	3320	345,800	345,800	<b>VISION</b>
RANDOLPH MA 02368		Alt Prcl ID 30-C-005	CYCLICAL 2023		COM LAND	3320	343,000	343,000		
		Census 4201	OWNER O		COMMERC.	3320	6,900	6,900		
		IN	SFLA 1356				Total 695,700		695,700	
		Zone B	Lot Size .57392							
		Nbhd CA	Assoc Pid#							
		Color WHITE								
		GIS ID F_778048_2890427								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RENT REALTY TRUST		32922	0455	02-26-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RENT DEREK S		32432	0036	07-30-2014	Q	I	350,000	00	2024	3320	345,800	2023	3320	344,900	2022	3320	313,500
STEWIES OIL INC		8179	0598	12-08-1988	U	I	140,000	1		3320	343,000		3320	311,800		3320	260,000
RENT AVA MAY TRUSTEE		8108	0556	09-23-1988	Q	V	0	00		3320	6,900		3320	6,900		3320	6,900
RENT GEORGE S		0000	0000	12-11-1945	Q	V	0	00	Total		695,700	Total		663,600	Total		580,400

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									
<b>ASSESSING NEIGHBORHOOD</b>												
Nbhd		Nbhd Name		B		Tracing		Batch				
0001								1				

NOTES										Total Appraised Parcel Value	
WAS HOUSE, HAS NO KITCHEN, BSMNT HAS SUMP PUMP										695,700	
2014 SALE INCL BUSS										C	
										Total Appraised Parcel Value	
										695,700	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
4085	11-08-1993	BP	Permit	0		100		STAIRS		06-26-2023	RAB			00	Measure And List
										04-03-2014	SW	8	15	Field Review	
										09-14-2007	PDB			00	Measure And List
										10-05-2006	PSM			15	Field Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3320	Auto Repr/Gar	B	Site	25,000	SF	9.53	1.00000	5	1.00	CA	1.800		0	17.15	343,000
Total Card Land Units					0.57	AC	Parcel Total Land Area: 0.57					Total Land Value		343,000		

Property Location 641 N MAIN ST  
 Vision ID 9650 Account # 4137

Map ID 30/ C/ 5/ / Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 3

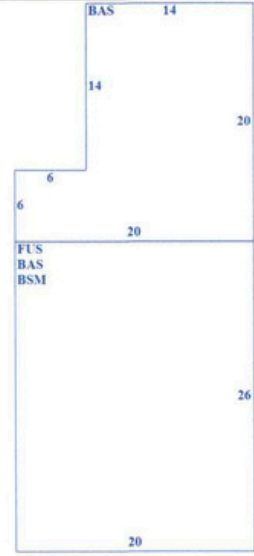
State Use 3320  
 Print Date 3/29/2024 5:31:00 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Office			
Model	94	Commercial			
Grade	06	C			
Stories	2.00				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable			
RooF Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Percent	0				
Heat Percent	100				
Bldg Use	3320	Auto Repr/Gar			
Total Rooms	0				
Bedrooms	0				
Full Baths	1				
Half Baths	1				
Xtra Fixtures	0				
Frame	01	Wood			
Plumbing	02	Average			
Foundation	08	Poured Conc			
Partitions	02	Average			
Wall Height	14.00				
% Sprinkler	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3320	Auto Repr/Gar	100
		0
		0

COST / MARKET VALUATION	
RCN	248,682
Year Built	1900
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	36
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	64
Cns Sect Rcld	159,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving - Asphal	L	8,000	1.20	1997	A	50	C	1.00	4,800
OD	Overhead Door	B	80	8.70	1982	A	0	C	1.00	0
OD	Overhead Door	B	36	8.70	1982	A	0	C	1.00	0
TNK2	Tank - Above Gr	L	2,000	1.50	1970	A	50	C	1.00	1,500
UPS1	Pump Single	L	1	1200.00	1970	A	50	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	836	836	836	170.33	142,396	
BSM	Basement	0	520	104	34.07	17,714	
FUS	Finished Upper Story	520	520	520	170.33	88,572	
TII Gross Liv / Lease Area		1,356	1,876	1,460		248,682	

641 N MAIN ST  
 RANDOLPH MA 02368

SUPPLEMENTAL DATA			
Alt Prcl ID	30-C-005	CYCLICAL	2023
Census	4201	OWNER	O
IN		SFLA	1356
Zone	B	Lot Size	.57392
Nbhd	CA		
Color	WHITE		
GIS ID	F_778048_2890427	Assoc Pid#	

COMMERC.	3320	345,800	345,800
COM LAND	3320	343,000	343,000
COMMERC.	3320	6,900	6,900
Total		695,700	695,700

RANDOLPH, MA  
**VISION**

RECORD OF OWNERSHIP										PREVIOUS ASSESSMENTS (HISTORY)									
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
RENT REALTY TRUST	32922 0455	02-26-2015	U	I	1 1F	2024	3320	345,800	2023	3320	344,900	2022	3320	313,500					
RENT DEREK S	32432 0036	07-30-2014	Q	I	00														
STEWIES OIL INC	8179 0598	12-08-1988	U	I	1			343,000			311,800			260,000					
RENT AVA MAY TRUSTEE	8108 0556	09-23-1988	Q	V	0 00			6,900			6,900			6,900					
RENT GEORGE S	0000 0000	12-11-1945	Q	V	0 00														
Total						695,700		Total		663,600		Total		580,400					

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			1

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	345,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,900
Appraised Land Value (Bldg)	343,000
Special Land Value	0
Total Appraised Parcel Value	695,700
Valuation Method	C
Total Appraised Parcel Value	695,700

NOTES									

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpost/Result				

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	3320	Auto Repr/Gar	B	Site	0.000 AC	0.00	1.00000	0	1.00	CA	1.800			0	0

Property Location 641 N MAIN ST  
 Vision ID 9650 Account # 4137

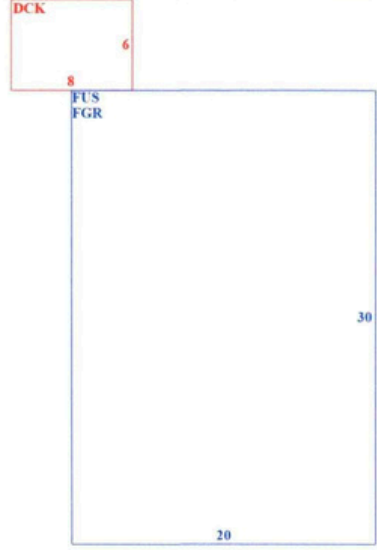
Map ID 30/ C/ 5/ /  
 Bldg # 2

Bldg Name  
 Sec # 1 of 1 Card # 2 of 3

State Use 3320  
 Print Date 3/29/2024 5:31:01 PM

**CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	64	Comm Garage			
Model	94	Commercial			
Grade	06	C			
Stories	2.00				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		81,973
Interior Floor 2	03	Fin Concrete			
Heating Fuel	02	Oil			
Heat Type	05	Hot Water	Year Built		1940
AC Percent	0		Effective Year Built		1983
Heat Percent	100		Depreciation Code		F
Bldg Use	3400	Office Bld	Remodel Rating		
Total Rooms	4		Year Remodeled		
Bedrooms	1		Depreciation %		40
Full Baths	0		Functional Obsol		0
Half Baths	1		External Obsol		0
Xtra Fixtures	0		Trend Factor		1
Frame	01	Wood	Condition		
Plumbing	02	Average	Condition %		
Foundation	02	Slab	Percent Good		60
Partitions	02	Average	Cns Sect Rcnld		49,200
Wall Height	14.00		Dep % Ovr		
% Sprinkler	0.00		Dep Ovr Comment		
1st Floor Use			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
KIT	Kitchen	B	1	5000.00	1982	A	0	C	1.00	0

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
DCK	Deck	0	48	5	10.11	485
FGR	Garage	0	600	240	38.80	23,282
FUS	Finished Upper Story	600	600	600	97.01	58,206
Ttl Gross Liv / Lease Area		600	1,248	845		81,973

Property Location 641 N MAIN ST  
 Vision ID 9650

Account # 4137

Map ID 30/ C/ 5/ /

Bldg # 3

Bldg Name  
 Sec # 1 of 1

Card # 3 of 3

State Use 3320  
 Print Date 3/29/2024 5:31:01 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			421 RANDOLPH, MA  <b>VISION</b>
RENT REALTY TRUST	0 Typical	None	0 Typical		Description	Code	Appraised	Assessed	
641 N MAIN ST					COMMERC.	3320	345,800	345,800	
RANDOLPH MA 02368					COM LAND	3320	343,000	343,000	
<b>SUPPLEMENTAL DATA</b>						COMMERC.	3320	6,900	6,900
Alt Prcl ID 30-C-005		Census 4201		CYCLICAL 2023 OWNER O		Total			695,700
Zone B		SFLA 1356		Lot Size .57392		Total			695,700
Nbhd CA		Color WHITE		Assoc Pid#		Total			695,700
GIS ID F_778048_2890427						Total			695,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
RENT REALTY TRUST	32922	0455	02-26-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
RENT DEREK S	32432	0036	07-30-2014	Q	I	350,000	00	2024	3320	345,800	2023	3320	344,900	2022	3320	313,500		
STEWIES OIL INC	8179	0598	12-08-1988	U	I	140,000	1		3320	343,000		3320	311,800		3320	260,000		
RENT AVA MAY TRUSTEE	8108	0556	09-23-1988	Q	V	0	00		3320	6,900		3320	6,900		3320	6,900		
RENT GEORGE S	0000	0000	12-11-1945	Q	V	0	00	Total			695,700	Total			663,600	Total		580,400

EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)
0001				1	345,800	0	6,900
					Appraised Land Value (Bldg)	343,000	
					Special Land Value	0	
					Total Appraised Parcel Value	695,700	
					Valuation Method	C	
					Total Appraised Parcel Value	695,700	

NOTES											
VERY POOR COND											
AUTO REPAIR											

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
3	3320	Auto Repr/Gar	B	Site	0.000	AC	0.00	1.00000	0	1.00	CA	1.800		0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.57					Total Land Value				343,000

Property Location 641 N MAIN ST  
 Vision ID 9650 Account # 4137

Map ID 30/ C/ 5/ / Bldg # 3

Bldg Name  
 Sec # 1 of 1 Card # 3 of 3

State Use 3320  
 Print Date 3/29/2024 5:31:01 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	64	Comm Garage			
Model	94	Commercial			
Grade	06	C			
Stories	1.00				
Occupancy	1.00				
Exterior Wall 1	32	Corr Steel			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Fin Concrete	RCN		176,202
Interior Floor 2					
Heating Fuel	02	Oil			
Heat Type	09	Space Heater	Year Built		1987
AC Percent	0		Effective Year Built		2001
Heat Percent	100		Depreciation Code		A
Bldg Use	3320	Auto Repr/Gar	Remodel Rating		
Total Rooms	0		Year Remodeled		
Bedrooms	0		Depreciation %		22
Full Baths	0		Functional Obsol		0
Half Baths	0		External Obsol		0
Xtra Fixtures	0		Trend Factor		1
Frame	05	Steel	Condition		
Plumbing	02	Average	Condition %		
Foundation	02	Slab	Percent Good		78
Partitions	02	Average	Cns Sect Rcnld		137,400
Wall Height	12.00		Dep % Ovr		
% Sprinkler	0.00		Dep Ovr Comment		
1st Floor Use			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS

30

60

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
OD	Overhead Door	B	80	8.70	2000	00	0	C	1.00	0
OD	Overhead Door	B	80	8.70	2000	00	0	C	1.00	0
OD	Overhead Door	B	80	8.70	2000	00	0	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,800	1,800	1,800	97.89	176,202
Ttl Gross Liv / Lease Area		1,800	1,800	1,800		176,202





