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## **Cyrier of MANSARD completes \$2.85 million sale of 401-411 Main St., Wakefield, Mass.**

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Wakefield, MA Jeremy Cyrier, CCIM president and commercial real estate advisor of MANSARD, facilitated the \$2.85 million sale of 401-411 Main St. MANSARD represented both the seller and buyer throughout this sale process.

401-411 Main St. is a mixed-use value-add opportunity located in the center of town. The 18,500 s/f mixed-use property is 50% occupied with value upside through renovating and leasing the second floor as retail/office space or redeveloping the second floor into residences.

Rated with a (91) Walker's Paradise Walkscore, 401-411 Main St. is minutes to the MBTA commuter rail, some of the area's best dining, and scenic Lake Quannapowitt.

Property highlights include:

Value Add Opportunity in the Heart of Wakefield Center  
(91) Walker's Paradise Walkscore  
3-Mile Median Household Income of \$112,804  
Own Half a Street Block in Wakefield Center

According to Cyrier, "We congratulate C&S Capital Properties on their acquisition of this wonderfully located downtown Wakefield mixed-use property. C&S has helped to revitalize Stoneham square with their recent mixed-use renovations and developments. We expect to see great things happen with 401-411 Main."

Sometimes the first buyer is not the right buyer. If you are thinking of selling and want confidence in selecting the right buyer for your high-value commercial property, request a consultation with MANSARD today by calling emailing [advisors@mansardcre.com](mailto:advisors@mansardcre.com) or calling (617) 674-2043.

Over the past 19 years, MANSARD has negotiated the successful sale of more than 1,000 properties for its clients, which makes it one\* of the most successful selling commercial real estate brokerages in Massachusetts. (\*Boston Business Journal) Over 81% of MANSARD's business is repeat or referral.

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