

RE-DEVELOPEMNT PROPERTY FOR SALE



195 MILL STREET

WORCESTER, MA 01603



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Re-development
Lot Size:	10.39 Acres
Zoning:	BL 1.0
Utilities:	Public water & sewer, natural gas
Sale Price:	\$6,250,000.00

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 195 Mill Street (the "Property"), an outstanding development opportunity in Worcester. Taking topography into consideration, this +/- 10.39 acre site can accommodate 200+- residential units on grade with all required parking being exterior and surface. The property is zoned BL 1.0 which permits multifamily residential by-right. This well situated site can be redeveloped commercially, residentially or mixed-use. With limited availability of land in Worcester, this site offers an unparalleled opportunity. The property is located directly across the street from Coes Reservoir providing a tranquil unobstructed water view vista. The property is located seconds away from Park Avenue (Route 9), Worcester Regional Airport, Webster Square Plaza and has tremendous highway access to Route 146, I-90, & I-290.



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FOR SALE | 195 MILL STREET

RE-DEVELOPMENT SITE



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FOR SALE | 195 MILL STREET

RE-DEVELOPMENT SITE AERIAL



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LOCATION & AMENITIES MAP



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