

# FOR SALE



## 248 MILL STREET

WORCESTER, MA 01602



**DREW HIGGINS**

**Vice President**

[higgins@kelleher-sadowsky.com](mailto:higgins@kelleher-sadowsky.com)

O: 508.635.6784

C: 508.735.1783

**JAMES UMPHREY**

**Principal**

[umphrey@kelleher-sadowsky.com](mailto:umphrey@kelleher-sadowsky.com)

O: 508.635.6790

C: 508.579.6080

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

MBLU:	51-006-00248
Property Type:	Office
Building Size:	16,979 SF
Lot Size:	1.59 Acres
Zoning:	BL-1.0
Frontage:	307' on Mill Street
HVAC:	Oil / Central A/C
Utilities:	City water & sewer / Natural gas on street
Parking:	±85 Spaces
RE Taxes:	\$43,830.91
Sale Price:	\$1,495,000

### PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce this rare opportunity of this freestanding ±16,979 SF building that is situated on ±1.59 acres of land at 248 & 258 Mill Street in Worcester. This building has been the longtime home to Colonial Bowling Center on Mill Street in Worcester. The well-maintained concrete block building is almost a perfect square being 130' by 128' and can easily have additional windows installed. There are approximately ±85 parking spaces on-site (±5 parking spaces per 1,000 SF), which is extremely attractive in the City of Worcester. This building is zoned BL 1.0 and has potential for a number of uses including but not limited to office, retail, religious, bowling alley, etc. Tremendous location on Mill Street with great highway access to Route 290, Route 146, I-90 (Mass Pike) & Route 9. Please contact Drew Higgins or Jim Umphrey for a tour.



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## AERIAL & ASSESSOR MAP



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# INTERIOR PHOTOS



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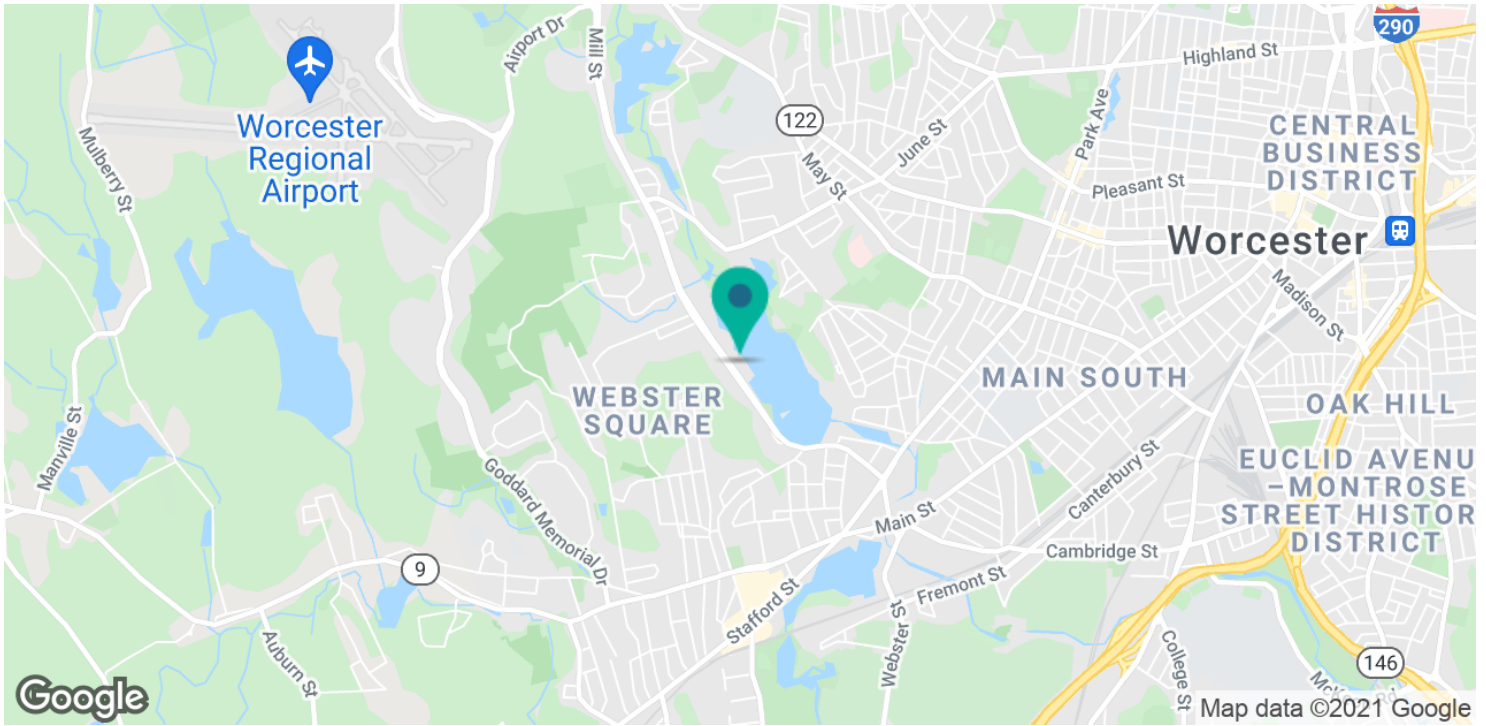
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## LOCATION MAPS



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	17,142	106,816	218,402
Median age	37.4	35.4	35.2
Median age (Male)	35.9	34.0	34.2
Median age (Female)	40.2	36.9	36.2
Total households	6,815	40,161	83,883
Total persons per HH	2.5	2.7	2.6
Average HH income	\$59,881	\$61,217	\$62,095
Average house value	\$236,255	\$272,443	\$278,708



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