

FOR SALE



SOUTHBRIDGE STREET DEVELOPMENT OPPORTUNITY WORCESTER, MA 01608



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce the following development opportunity to the market. This site is located in the heart of Worcester with immediate access to the Canal District and within walking distance to the new Polar Park, home to the Worcester Red Sox. These prime parcels total approximately ±2.07 acres of land and are located in a business-friendly commercial zone (BG 6.0) that provides for any number of end uses including office, residential development, retail, cannabis, restaurant uses, and life sciences. The property is minutes from Downtown Worcester, Interstate 290, Route 146, and within close proximity to UMass Memorial Hospital, St. Vincent Hospital, WRTA, and Union Station Please feel free to call Drew Higgins or Paul Matt for more information or a tour of the building.

Parcels:

◆ **241 Southbridge Street (03/004/00003):**

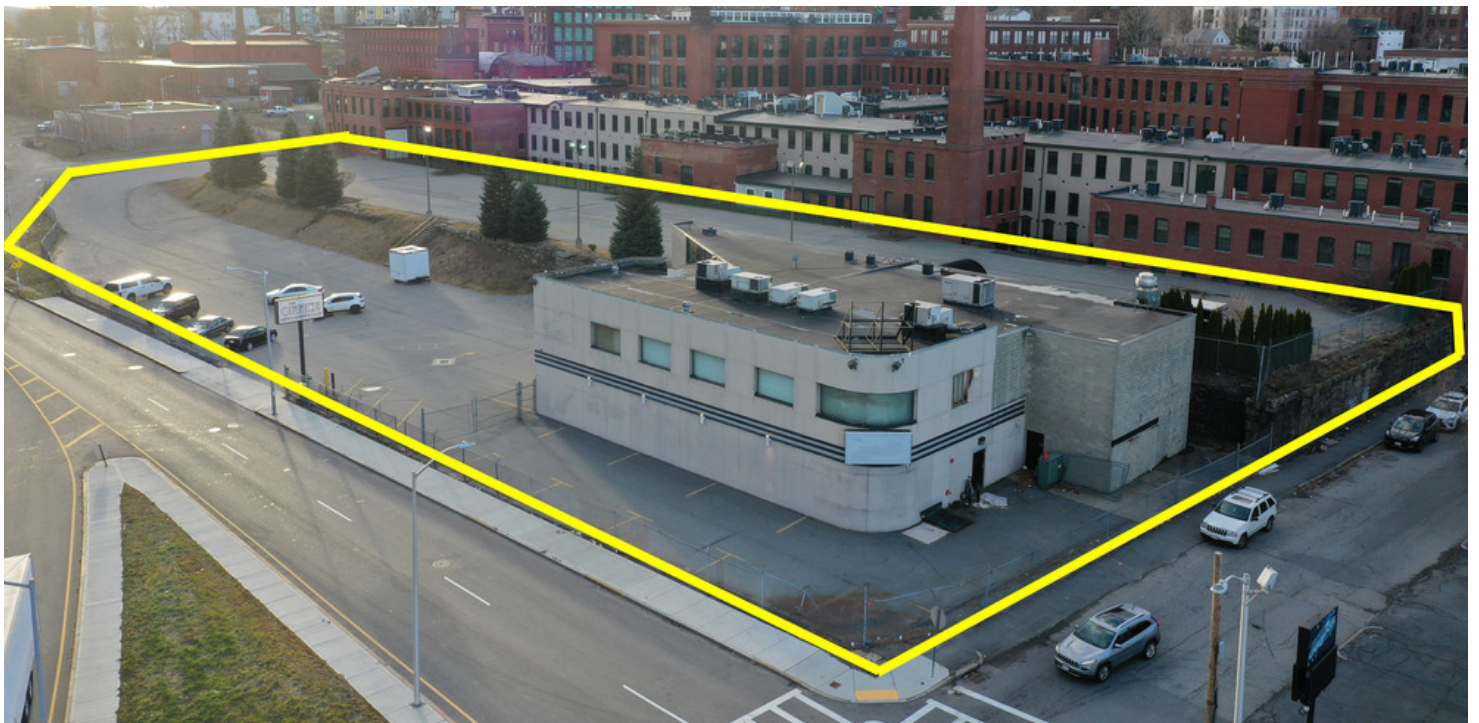
- Approximately ±0.48 acres of land that includes ±193 feet of frontage on Southbridge Street and improved with a ±15,000 SF standalone Retail/Office building. The building most recently served as a gentlemen's club.
- Zoning designation- Business General 6 (BG-6)

◆ **295 Southbridge Street (03/004/00004):**

- Approximately ±0.63 acres of land.
- Zoning designation- Business General 6 (BG-6)

◆ **63 Jackson Street (03/004/00005):**

- Approximately ±0.96 acres of land.
- Zoning designation- Business General 6 (BG-6)



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PROPERTY DETAILS

Sale Price	\$5,250,000
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OFFERING SUMMARY

Street Addresses:	241 Southbridge Street 295 Southbridge Street 63 Jackson Street
City:	Worcester, MA 01608
Property Type:	Commercial
Zoning:	BG 6.0
Current Building Size:	15,000 SF
Lot Sizes:	±2.07 Acres (3 parcels)
Utilities:	City water, city sewer, natural gas
RE Taxes (2022):	\$39,964.00



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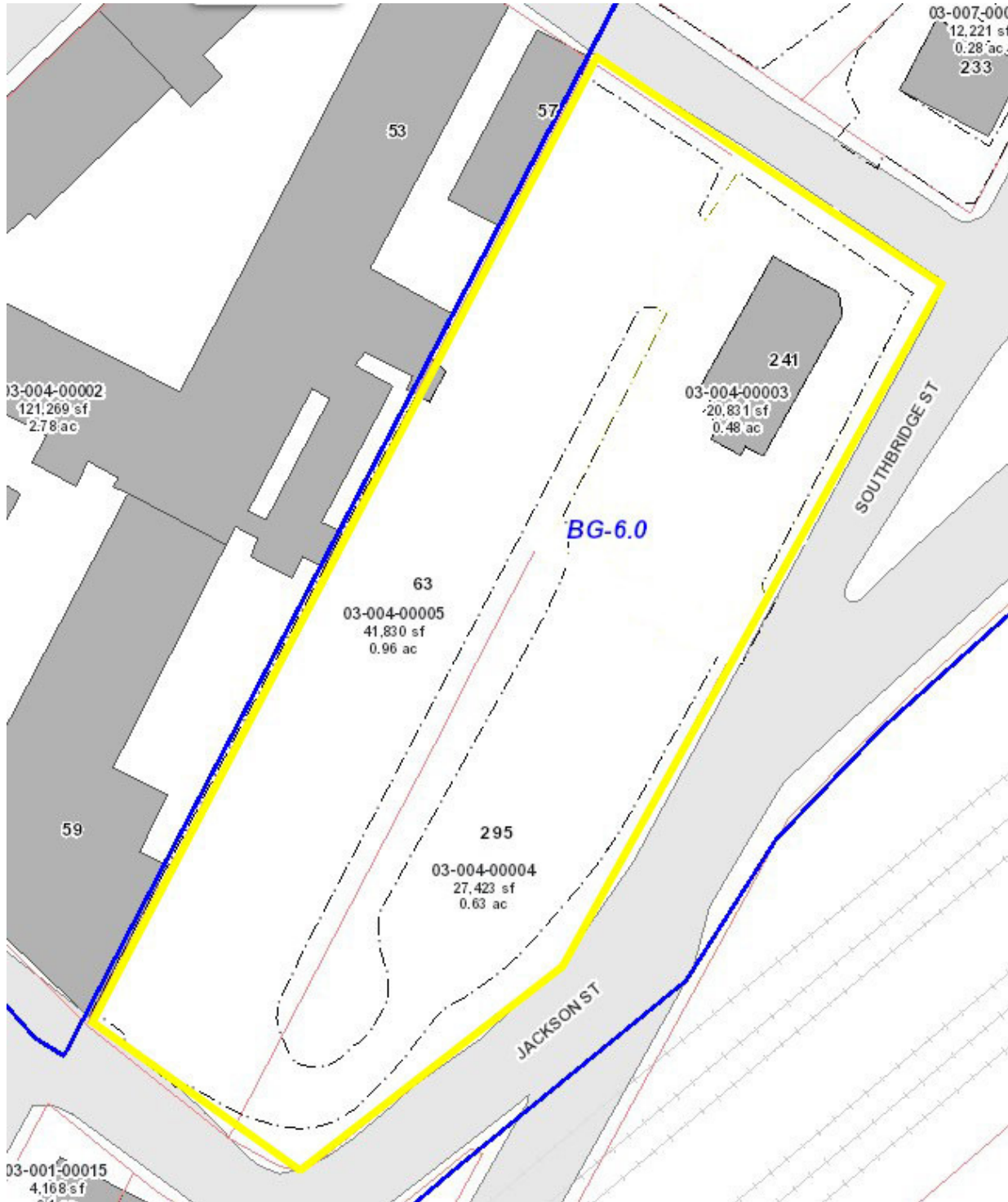
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ASSESSOR MAP



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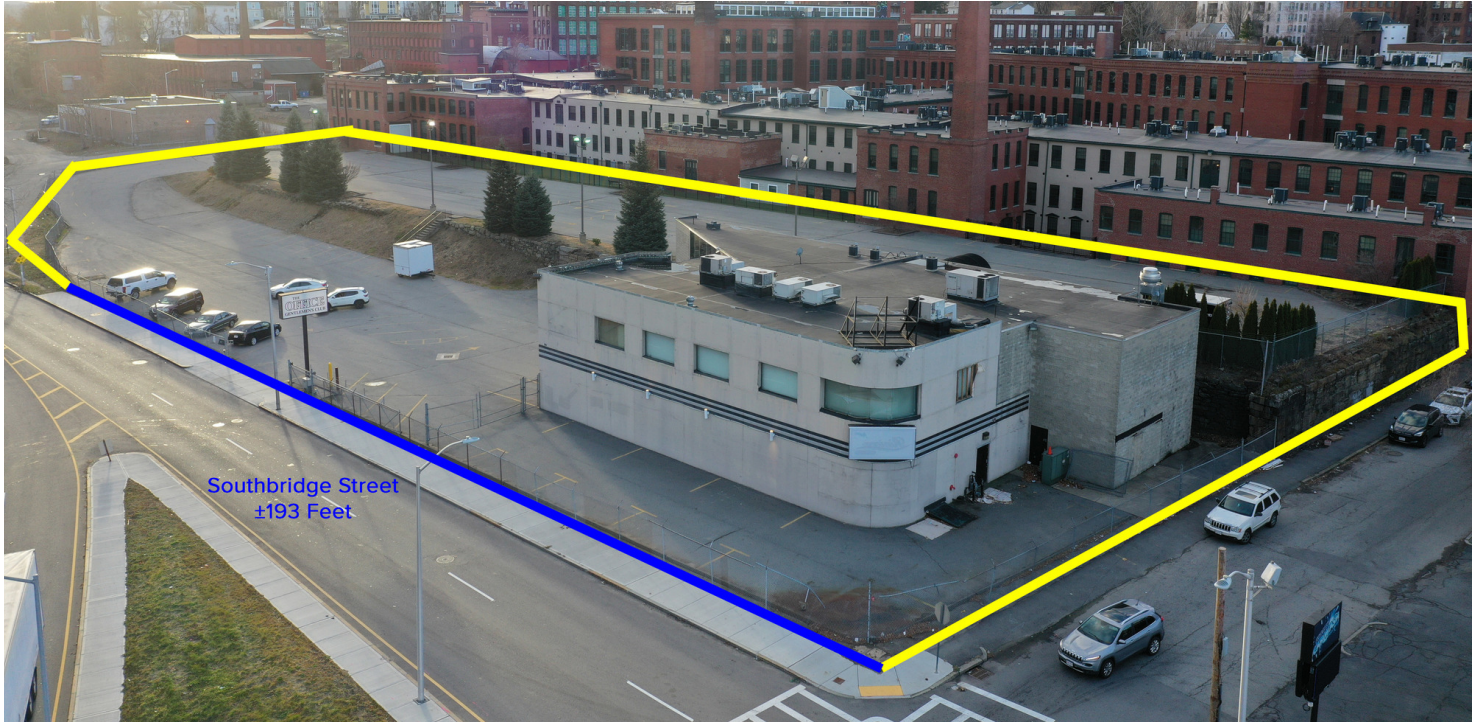
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FRONTAGE



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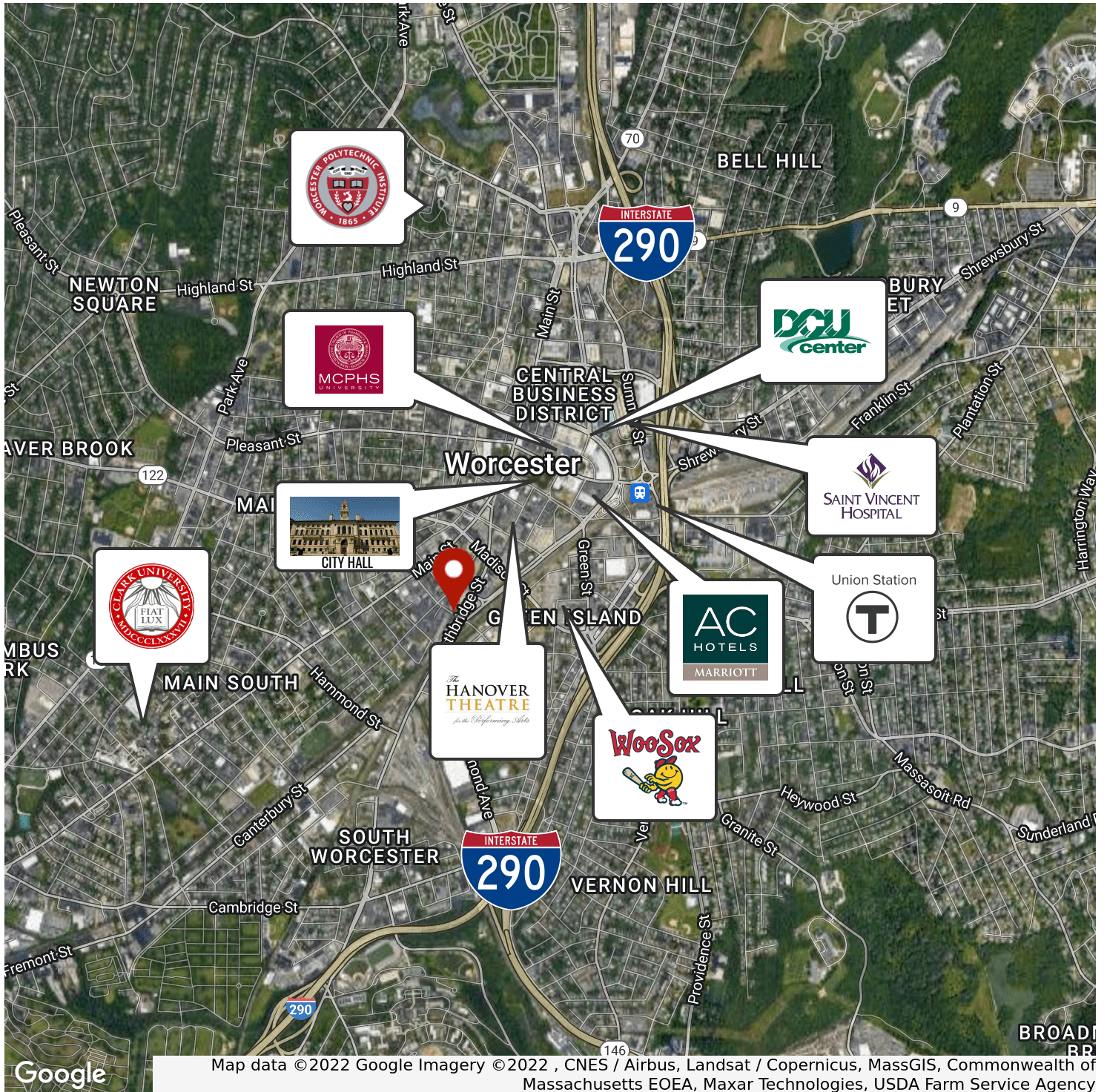
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LOCATION MAP



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