

# CONDO FOR SALE AND FOR LEASE



## 37 HIGHLAND STREET

WORCESTER, MA 01609



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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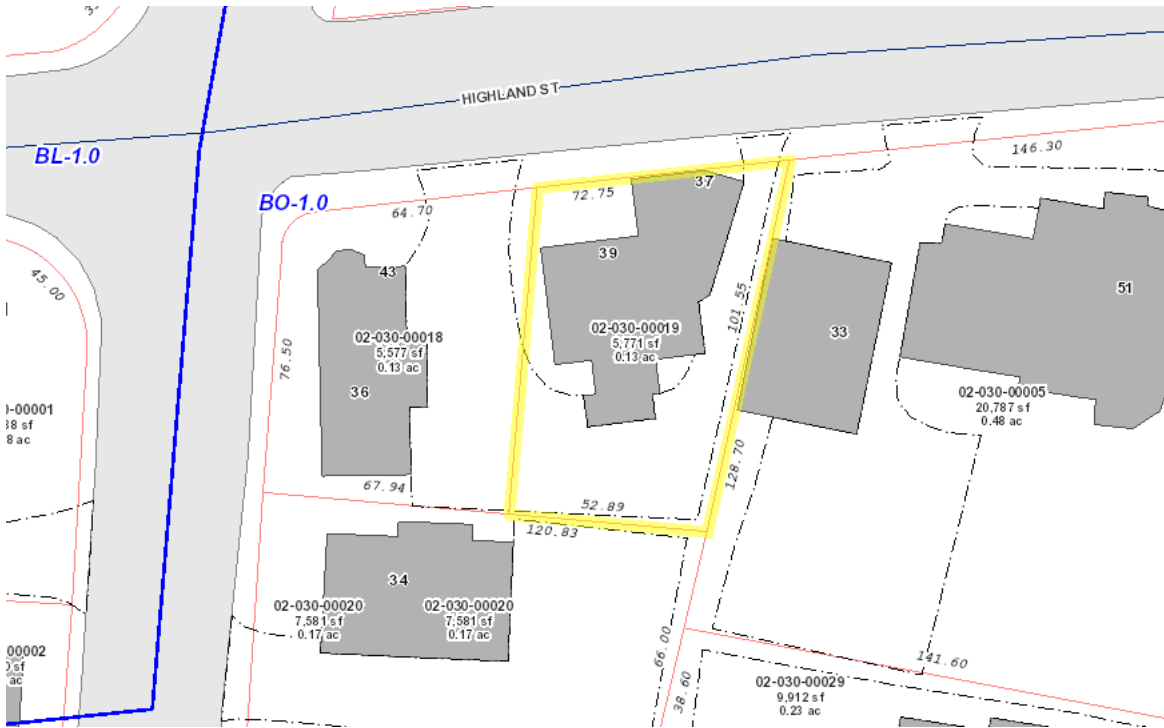
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Property Type:	Office
Condo Size:	3,630 SF
Building Size:	4,931 SF
Zoning:	BO 1.0
Frontage:	72' on Highland Street
Roof:	Slate
HVAC:	Natural Gas/Forced Hot Air
Parking:	±6 Spaces
Year Built:	1900
Lease Rate:	\$3,500.00 per month (NNN)
Real Estate Taxes:	\$12,466.28
Sale Price:	\$325,000

## PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce this ±3,630 square foot (subject to final measurements) condominium in Worcester that is situated on ±5,771 square feet of land. This building was once a residence and has been converted to an office building. There are approximately ±6 parking spaces on-site and additional parking directly across the Street that is owned by the City of Worcester. This building is zoned BO 1.0 and would be perfect for a number of office uses (Accountant, attorneys, insurance agencies, etc.) Tremendous location on Highland Street (on Route 9) with great highway access to Route 290, Route 146, I-90 (Mass Pike) & walking distance from Downtown Worcester. Please contact Drew Higgins or David Cohen for a tour of the property.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	10,317	65,565	107,625
Total Population	25,803	170,059	275,847
Average HH Income	\$43,633	\$55,323	\$63,523

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## ADDITIONAL PHOTOS



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