

EXECUTIVE SUMMARY



OFFERING SUMMARY

MBLU:	06-012-0012
Property Type:	Retail, Restaurant, Market, Office
Building Size:	12,257 SF
Stories:	Three (3)
Lot Size:	0.38 Acres
Zoning:	MG-1.0
Roof:	Asphalt
HVAC:	Natural Gas & Electric
Elevators:	Services 1st & 2nd Floor
Parking:	30 on-site spaces
RE Taxes:	\$27,333.00
Sale Price:	\$1,395,000

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to make you aware of the availability of 232 Chandler Street in Worcester, MA. The ±12,257 SF commercial building was formerly the home to the Living Earth Natural Food Market and is offered for sale. Today, the building is fully equipped for a restaurant or grocery store. Upstairs is ready for a hair and/or nail salon, medical or health care practitioners, or a myriad of related retail-related uses (auto parts store, deli, showroom, etc.). Other adaptive re-uses would include conversion into more traditional administrative and/or professional office space to accommodate such uses as accounting firms, law office, physical therapy, a financial advisory firm, real estate office, etc. The building is located at Chandler Street and Park Avenue, one of the highest traffic intersections in Worcester. There is ample parking and is well suited for redevelopment. Existing amenities include a modern bar or ready to go deli area, take out / sit in areas, full-service commercial kitchen with built-in pizza oven, and rental income (± \$60,000 per annum, gross) from several tenants that lease space on the second floor of the building.



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ADDITIONAL PHOTOS



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