



# FOR SALE

## REDUCED PRICE: DEVELOPMENT IN AN OPPORTUNITY ZONE

300 SOUTHBRIDGE STREET, WORCESTER, MA 01608



**Kelleher  
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

### DAVID V. COHEN

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### CHRIS NAFF

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type:	Industrial
Building Size:	28,042 SF
Available SF:	-
Lot Size:	0.717 Acres
Zoning:	MG-2
RE Taxes:	\$7,923.89
Sale Price:	\$990,000

### PROPERTY OVERVIEW

Developers wanted. Kelleher & Sadowsky Associates presents this tremendous development opportunity in Worcester's next up and coming neighborhood. Just steps from the anticipated Polar Park, 300 Southbridge Street provides great access to Routes 290, 190, 395, 146 and the Mass Turnpike. The seller recently installed a brand new sprinkler system. The sale of the property will include the iconic Miss Worcester diner.

#### OPPORTUNITY ZONES

Created by the Tax Cuts and Jobs Act of 2017, the federal government's Opportunity Zones are re-shaping the real estate landscape throughout the entire United States, including Worcester country. An Opportunity Zone is an economically-distressed Census Tract where new investments, under certain conditions, may be eligible for preferential tax treatment with regard to capital gains tax liability.

This property is located in one of Worcester's Opportunity Zones and is ripe with potential. Call us today for more information.



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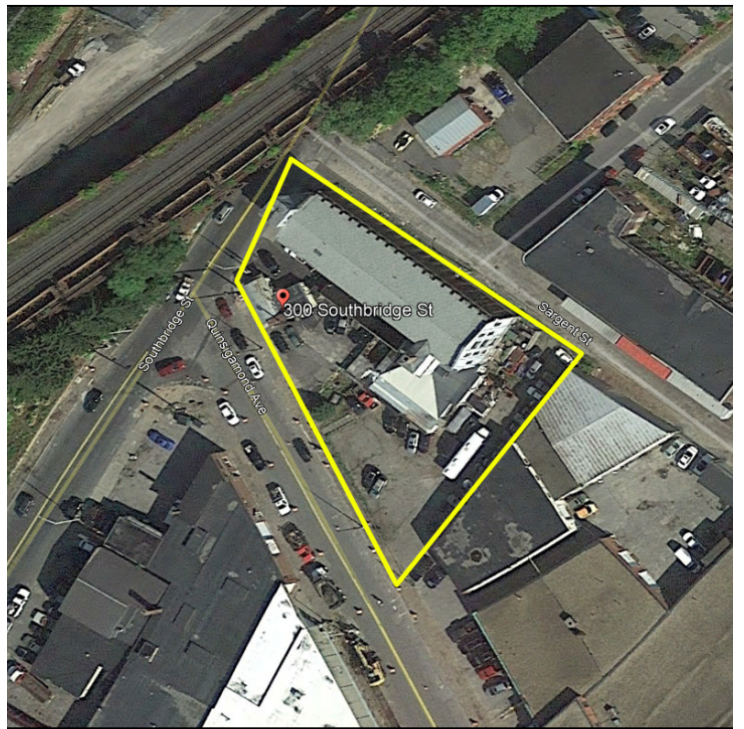
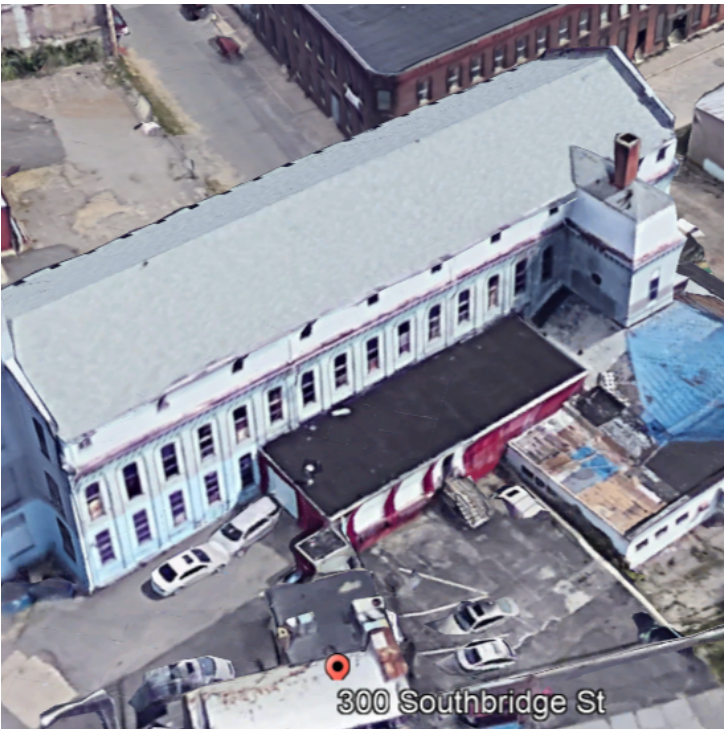
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# ADDITIONAL PHOTOS



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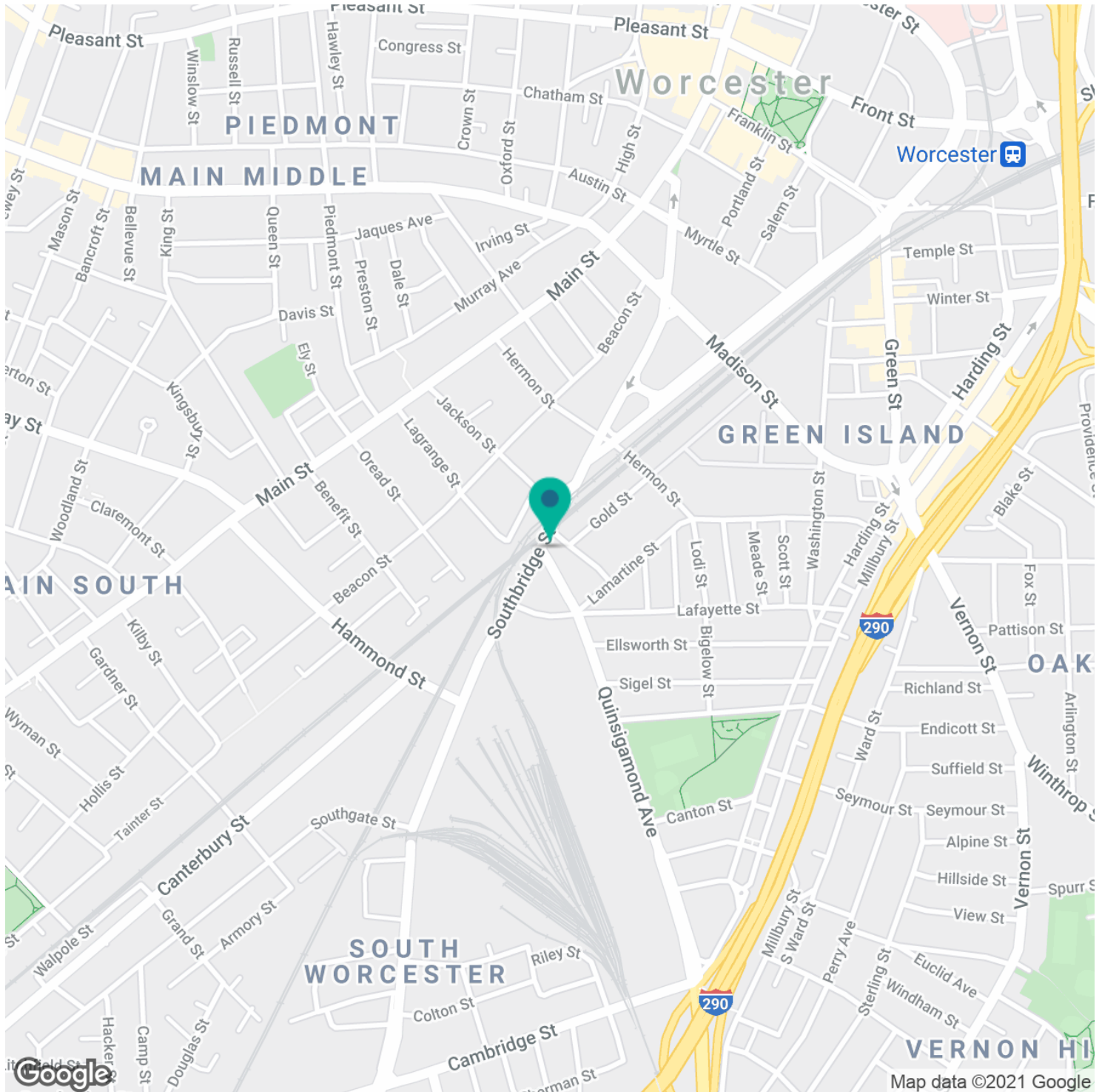
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# LOCATION MAPS



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