

# FOR SALE



## 600 & 604 LINCOLN STREET

WORCESTER, MA 01605



**Kelleher  
& Sadowsky**

*Voted Best Commercial Real Estate Brokerage - Worcester Business Journal*

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

MBLU:	46/019/32-36 & 46/019/00018
Property Type:	Office/Land Development
Building Size:	4,540 SF
Lot Size:	1.84 Acres
Zoning:	BL 1/RS 7
Utilities:	City Water/City Sewer/Natural Gas
Parking:	±150 Spaces (Used Car License)
Frontage:	301'+- on Lincoln Street
Year Built:	1770
Real Estate Taxes:	\$19,584.20
Sale Price:	\$875,000

## PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce this standalone 4,540 Square Foot building at 600 & 604 Lincoln Street in Worcester, MA. This property sits on approximately 1.84+- acres of land and has approximately 301' of frontage directly on Lincoln Street. This building has been the longtime home to 600 Lincoln Street Auto Sales. They have two used car licenses (125 & 25) which allow for 150 cars. These licenses are still active at the property. The site could be a number of different uses from residential, office, used-car parking lot, etc. The location of this property is minutes away from Interstate 290 from Plantation Street and Lincoln Street. It is also within walking distance to the heavily traveled Lincoln Plaza and on a WRTA bus route. Please feel free to call Drew Higgins or Will Kelleher for more information or a tour of the building.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,856	35,749	89,979
Total Population	9,808	86,436	231,024
Average HH Income	\$48,941	\$62,398	\$66,412



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## ADDITIONAL PHOTOS



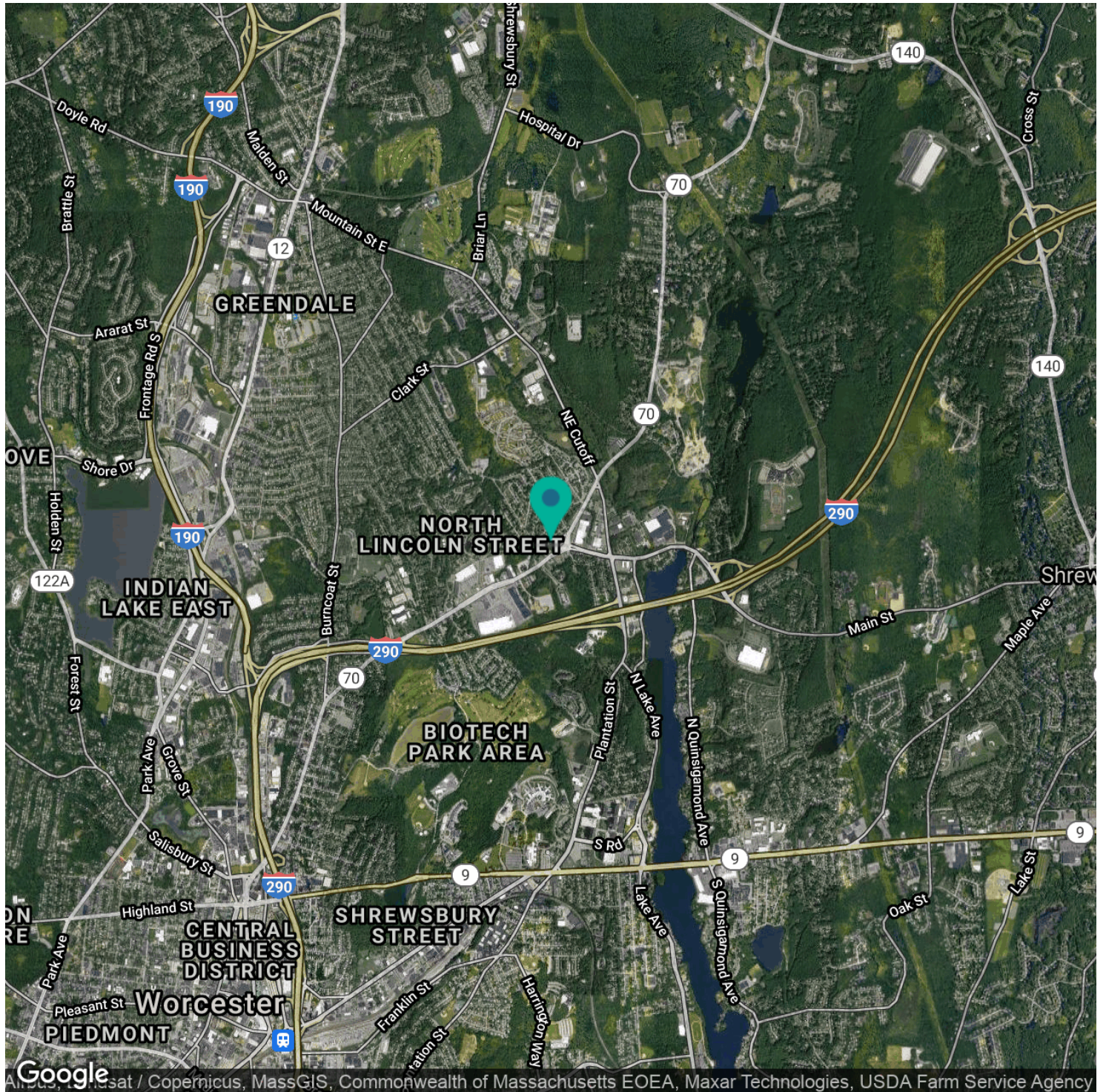
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# LOCATION MAP



**DREW HIGGINS** **WILLIAM D. KELLEHER, IV**



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