

# Retail Property

3 James Street | Worcester, MA

**NAI** Glickman Kovago & Jacobs



High visibility retail property **for sale or lease**

NAI Glickman Kovago & Jacobs is pleased to offer the property located at 3 James Street in Worcester. This high visibility property is located at the signalized intersection of Stafford and James Streets giving it exceptional retail visibility and high traffic counts.

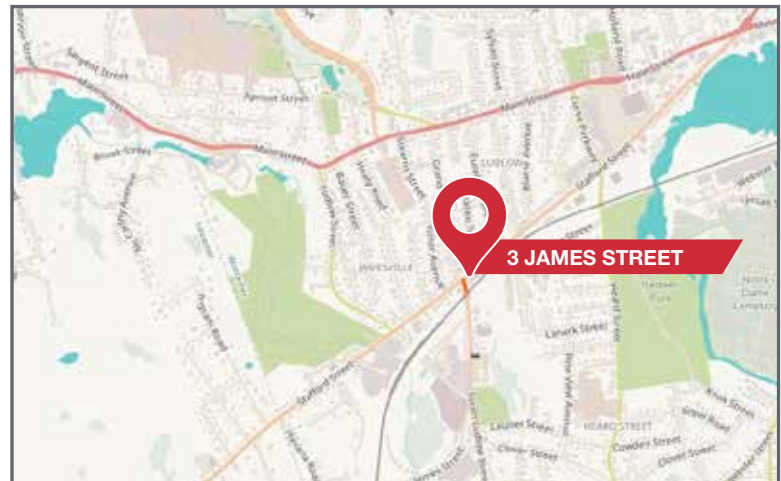
#### Traffic counts:

Stafford Street: 12,966 (2018)

James Street: 14,805 (2018)

**Asking Sale Price:** \$895,000 (\$49/sf)

**Asking Lease Price:** \$8.95/sf



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📍 1 Mercantile Street Suite 510 | Worcester MA 01608

✉ **Jim Glickman**

508.769.5007

jpglickman@glickmankovago.com

BROKERAGE SERVICES

CONSTRUCTION MANAGEMENT

PROPERTY MANAGEMENT

## Specs

BUILDING SIZE	18,248 +/- sf
AVAILABLE SPACE	18,248 +/- sf
PARKING	20 +/-
LAND	16,500 sf
ZONING	BL-1.0
CEILING HEIGHT	10 +/-
ROOF	Flat

LOADING	1 drive-in door
HEAT	Gas forced hot air
AIR CONDITIONING	Throughout
ELECTRICITY	National Grid
WATER & SEWER	City of Worcester
GAS	Eversource

## Aerial view

