

FOR SALE | PRIME MIXED-USE OPPORTUNITY

152 RUSSELL STREET

Worcester, MA



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PROPERTY DESCRIPTION

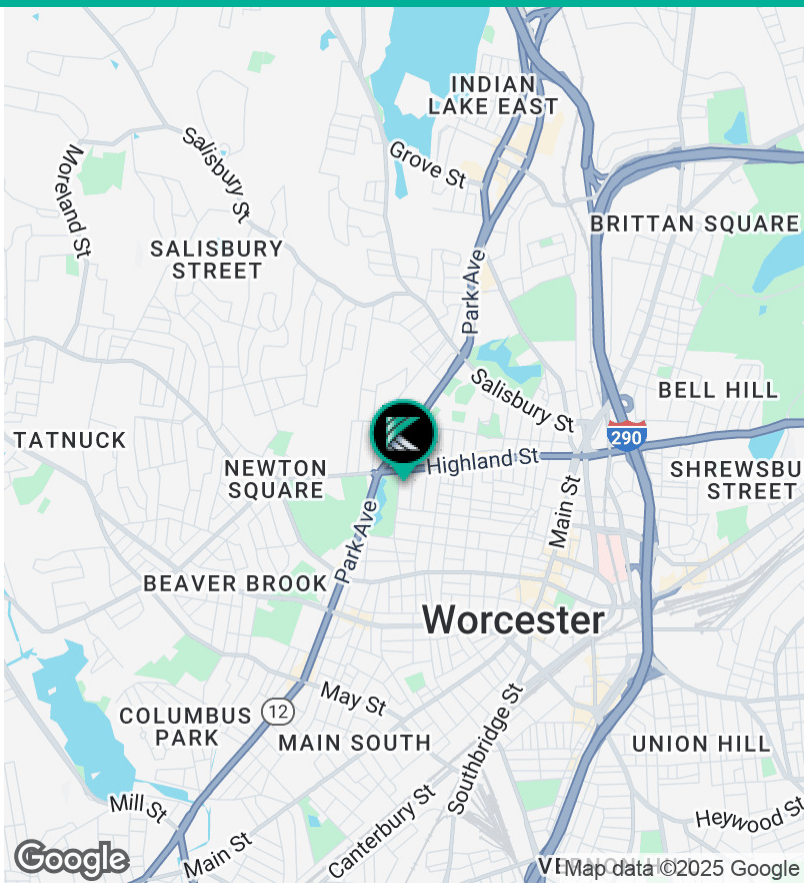
Kelleher & Sadowsky is pleased to present 152 Russell Street for sale, a rare opportunity to acquire a well-located and highly visible mixed-use property in Worcester. Situated in a convenient and well-established area, this property combines strong accessibility, ample street exposure, and flexible zoning that supports a wide range of potential uses.

The building, zoned BL-1.0 (Business, Limited), allows for a variety of professional, medical, office, and residential applications making the property attractive to both owner-occupants and investors interested in stable, income-producing real estate with upside potential.

Currently configured with a professional office on the first floor - the long-time home of the optometrist occupying the space - and two residential apartments on the upper levels, the property offers an ideal mixed-use setup. The residential units provide steady income, while the ground floor space can be re-leased or owner-occupied, presenting multiple strategic options for a new buyer.

Containing approximately 4,251 sq. ft. of gross rentable area, the property is well-suited for continued medical, office, or service-oriented use, or could be repositioned for alternative professional businesses.

This versatile, income-producing property is perfect for a professional practice, owner-user, or mixed-use investor. For additional details or to schedule a private tour of 152 Russell Street, please contact us today.



OFFERING SUMMARY

Asking Price:	\$795,000
Square Feet:	4,251
Zoning:	BL-1.0 (Business, Limited)
Water/Sewer:	City
Heat:	Natural Gas
Year Built:	1930
Parking:	Off street, garage

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,177	65,526	95,870
Total Population	32,916	172,751	248,980
Average HH Income	\$74,088	\$86,968	\$97,198



