



**INVESTMENT  
OPPORTUNITY**

**FOR SALE**

**166 Shrewsbury Street**

**Worcester, MA**

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**Colliers**





# MEZZ ESTIATORIO

## Opportunity

This impressive commercial property features three distinct units, including a ground-floor restaurant and two unfinished second-story apartments. Located in a bustling business district along the coveted restaurant row, it offers high visibility, steady foot traffic, and versatile potential for future retail or office use.





This property presents an excellent investment opportunity in a high-growth area, currently generating \$65,000 in annual income under a modified gross lease. The two apartments remain unfinished, and completing them will require permits and the installation of a sprinkler system.

## Features & Amenities

Available Space	4,830 SF - Retail: 2,406 SF, Residential: 2,436 SF
Lot Size	3,375 SF
Residential	Second floor has been partially roughed
Retail Rental	\$1,350 per week
Zoning	BG-3 mixed-use commercial/residential
Total Disclosures	Permits will need to be obtained and will require a sprinkler system to be installed





166 Shrewsbury St

## LOCATION



5 minutes to Highway 290 & MA--9



5 minutes to Framingham Worcester Line



7 minutes to the Worcester Art Museum



5 minutes to Saint Vincent Hospital



## CONTACT US

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