

NAI Glickman Kovago & Jacobs

6-UNIT MULTIFAMILY FOR SALE
**3 MARSTON WAY
WORCESTER | MA**

OFFERING OVERVIEW



Prime Location: Six-unit property in desirable Elm Street neighborhood.



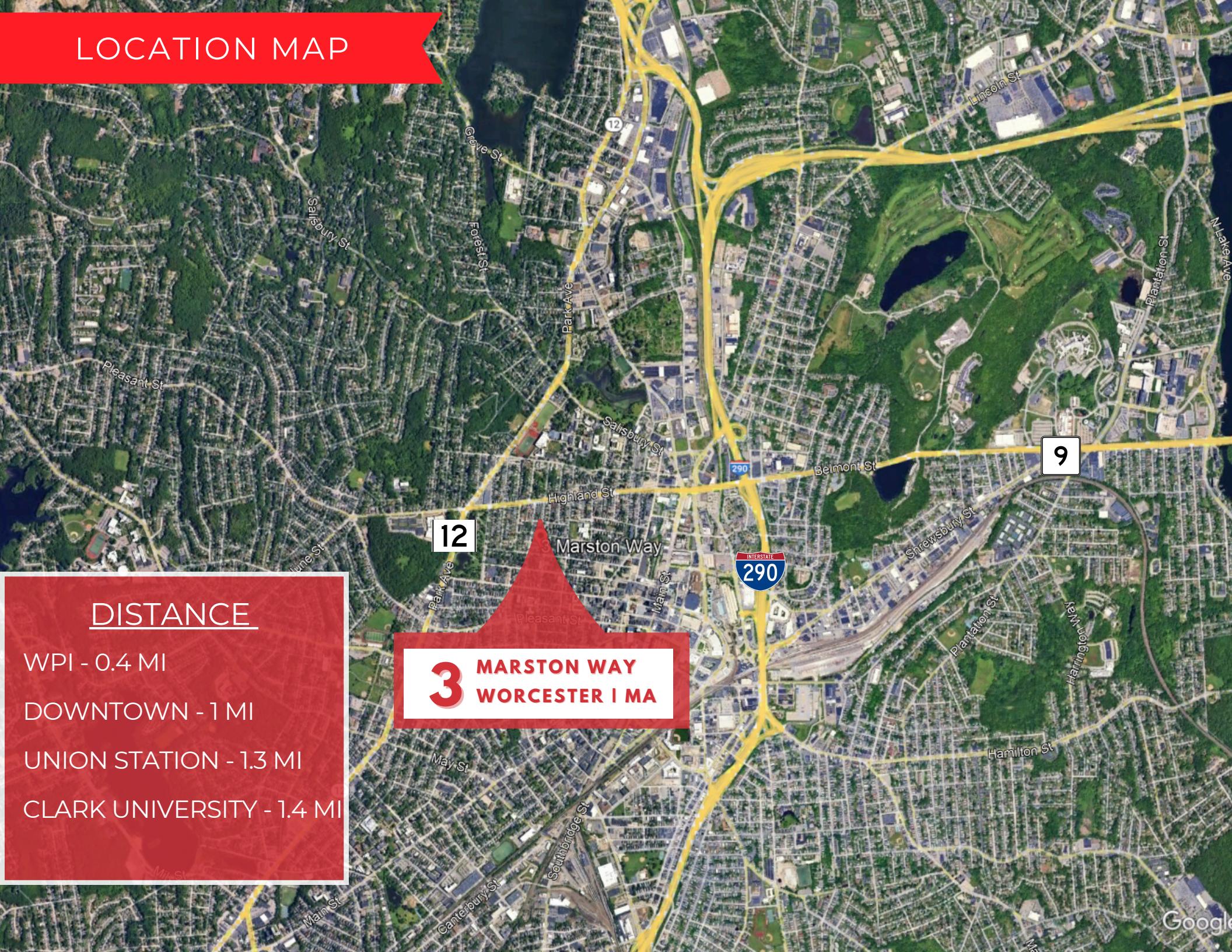
High Demand: Strong rental appeal near WPI, downtown, and the city's medical and academic corridor.



Smart Investment: Offers stable cash flow and long-term appreciation potential; Well-maintained building with strong rental history and upside potential

Asking Price:	\$1,150,000
Building SF:	3,214 SF
Lot Size:	0.14 AC
Floors:	3
Zoning:	RG-5
Year Built	1900
Year Renovated:	2025
Heat:	Gas
Electric:	Separately Metered
Bedrooms:	4 One Beds 2 Studios
Updated Rent Roll:	Call to Inquire

LOCATION MAP



- **Strategic Positioning:** 3 Marston Way enjoys a prime location in Worcester, providing convenient access to major commuter routes, local universities, and downtown amenities. Its position balances suburban tranquility with proximity to the city's growing cultural and business hubs.
- **Thriving Community:** Located in the desirable Elm Street neighborhood, the property is surrounded by a warm, community-driven environment that values connection, local events, and shared green spaces. Residents enjoy excellent city services, thriving local businesses, and a dynamic atmosphere fueled by ongoing neighborhood growth. With nearby colleges and universities, the area benefits from a vibrant student presence along Marston Way and throughout the Elm Street Neighborhood, adding energy and vitality to the community.
- **Idyllic Neighborhood:** The property offers residents an urban setting with neighborhood convenience. Featuring tree-lined streets, Elm Park, and local shops and restaurants, the neighborhood is ideal for outdoor enjoyment. Location in close proximity to I-290, Route 9, and 146.



Focused development +
revitalization efforts underway



Convenient Access
Easy Access to I-290

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS



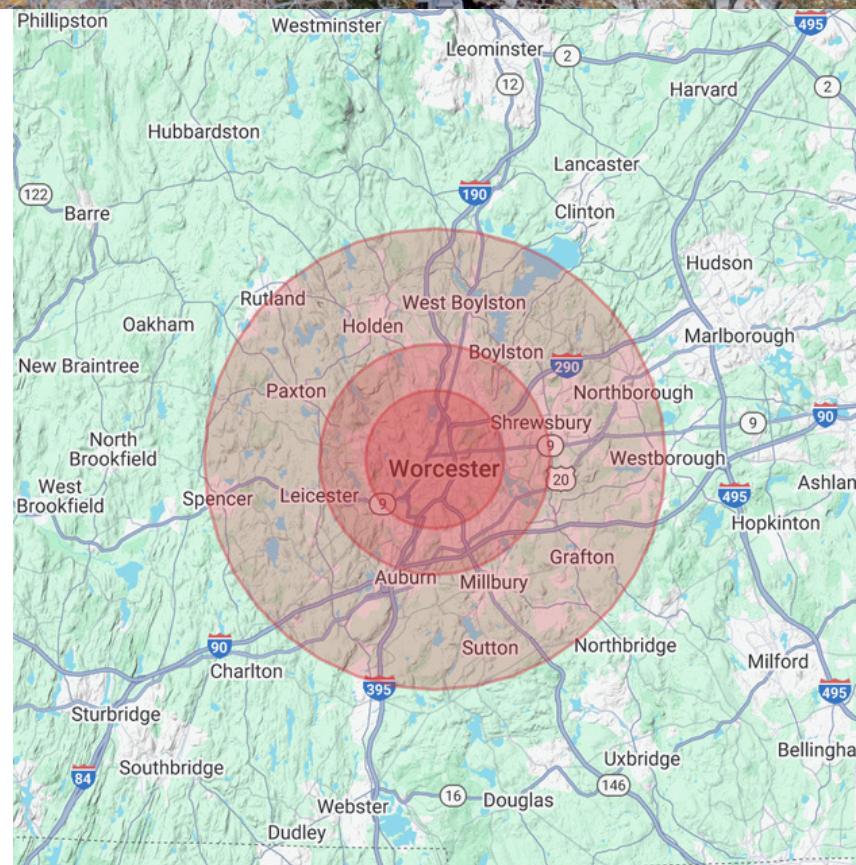
Population

	3 Miles	5 Miles	10 Miles
Total Population	175,916	252,605	398,058
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	66,906	97,408	153,086
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$86,691	\$97,632	\$120,617
Average House Value	\$367,929	\$391,073	\$457,604

Demographics data derived from AlphaMap



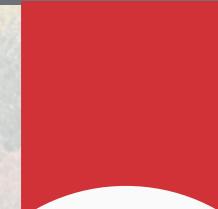


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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

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