

**Commercial/Industrial**

22 Waverly St
Worcester, MA 01604-4317
Worcester County

List Price: **\$15,000,000**Directions: **Kelly Sq to Water st. to Harrison to Waverly**

Rare opportunity to own a fully renovated 32-unit apartment building in a prime location! This historic school building has been completely modernized with a new roof, all new utilities, and updated interiors throughout. Featuring 30 spacious 1-bedroom apartments and 2 stylish studios, each unit offers quartz countertops, new appliances, and modern finishes. Residents benefit from 21 storage areas, 3 parking lots, a ButterflyMX intercom system, and a full security system. Perfectly situated within walking distance to Polar Park, fine restaurants, and the vibrant nightlife scene, with quick access to major highways for commuting convenience. This property blends historic charm with modern living, making it a highly desirable choice for tenants seeking comfort, safety, and convenience in the heart of the city.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For:
Residential:	32	27,024	Land: \$306,900	Lease Type:
Office:	0	0	Bldg: \$981,400	Lease Price Includes:
Retail:	0	0	Total: \$1,288,300	Lease: No Exchange: No
Warehouse:	0	0	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 4	21E on File: No
Total:	32	27,024	# Units:	
Disclosures: Agent has ownership in building				

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 32	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc Fee:

Lot Size: 20,789 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.48	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 33	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Brick, Frame, Mason**
 Parking Features: **21+ Spaces**



Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1910**
 Year Established Source: **Public Record**

Tax Information

Pin #: **M:04 B:026 L:00013**
 Assessed: **\$1,288,300**
 Tax: **\$36,858** Tax Year: **2025**
 Book: **69969** Page: **44**
 Cert: **000000000102626**
 Zoning Code: **RG-5**
 Zoning Desc:
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Lamacchia Realty, Inc.**  (508) 832-5324
 Listing Agent: **Mulryan and Maher Group** (508) 713-2212
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agency:
 Showing: Buyer's Broker: **Call List Agent,  Schedule with ShowingTime or Call 888-627-2775**
 Showing: Facilitator:
 Special Showing Instructions: **Call John (508-713-2212 jmulryan@lamacchiarealty.com) or schedule in show time...**

Firm Remarks

Building still under construction and will be finished in the following months.

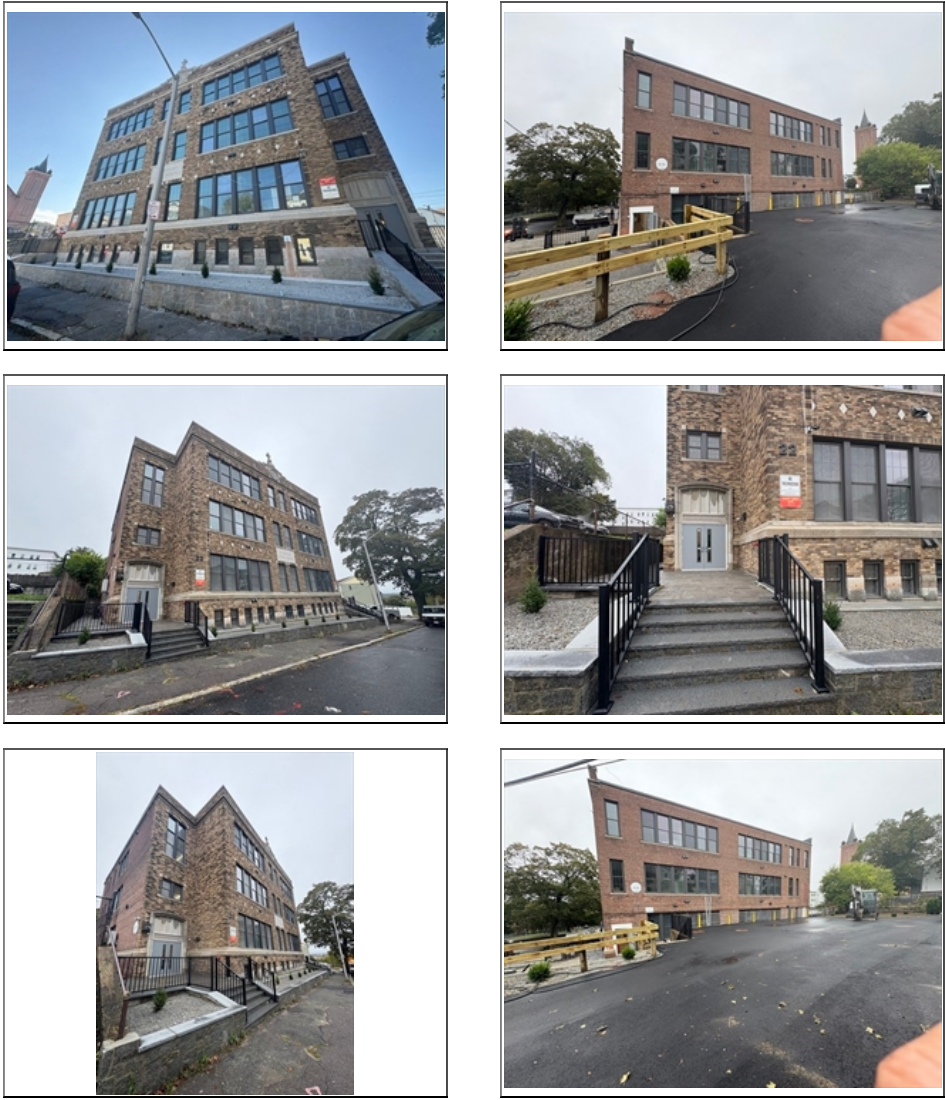
Market Information

Listing Date: 9/28/2025	Listing Market Time: MLS# has been on for day(s)
Days on Market: Property has been on the market for a total of day(s)	Office Market Time: Office has listed this property for day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price:	Seller Concessions at Closing:
Off Market Date:	

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Book: 69969 Page: 44
Cert: 000000000102626
Zoning Code: RG-5
Zoning Desc:
Map: Block: Lot:

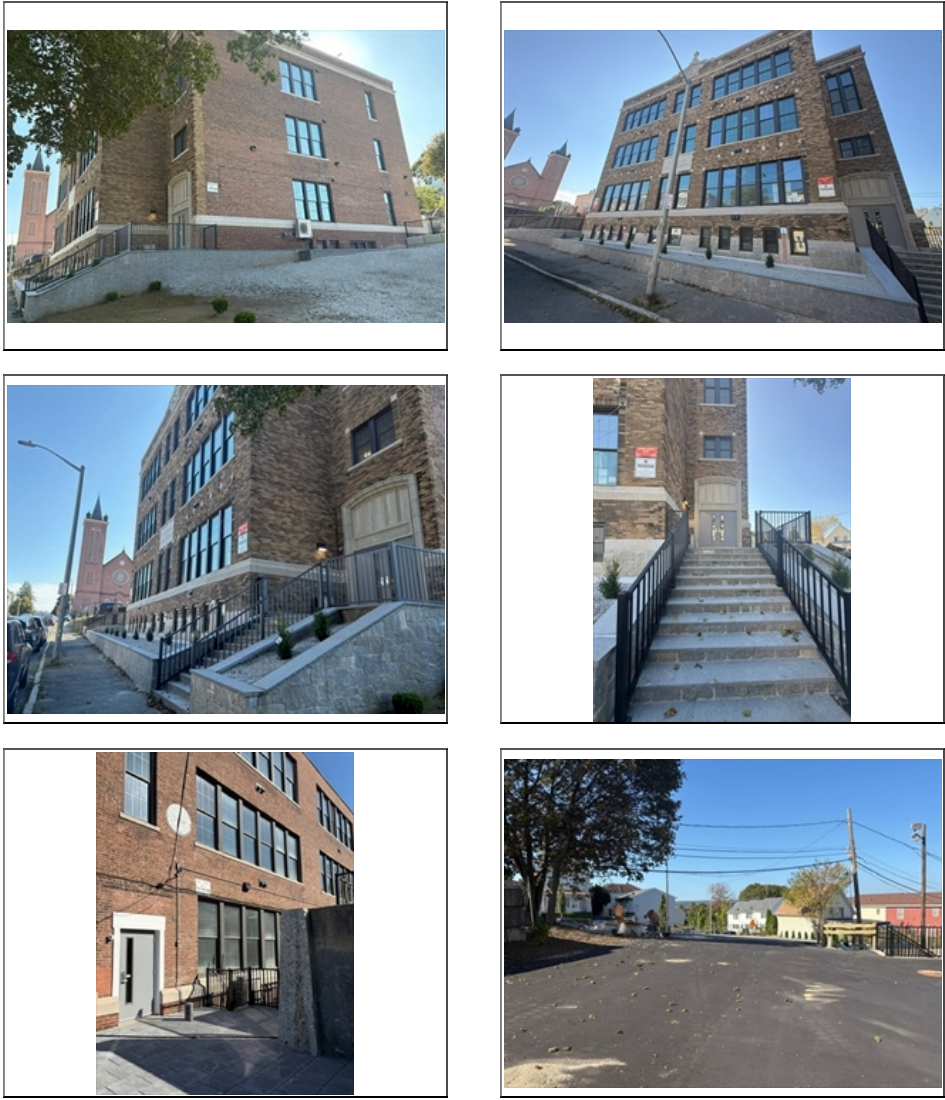
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