

MULTI-FAMILY INVESTMENT FOR SALE - FOUR DUPLEXES

23 BOYLSTON STREET

Worcester, MA



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PROPERTY DESCRIPTION

Brian Johnson & Paul Matt of Kelleher & Sadowsky Associates, Inc. are pleased to present a prime investment opportunity at 23 Boylston Street in Worcester, Massachusetts.

Situated on approximately 0.96 acres, the property features four (4) individual duplex buildings with a total of eight (8) two bedroom/two bath units. Each $\pm 2,500$ square foot building was constructed in 1988 and offers efficient & manageable layouts. The site offers exceptional accessibility, located just minutes from I-290, I-190 and Route 9. The property is located between Worcester's Lincoln Plaza and Plantation Street, providing easy access to local shopping, restaurants, banks, and other area amenities.

Each building will be delivered vacant providing an investor or developer with maximum flexibility for future repositioning, redevelopment or value-add strategies. Each building was most recently occupied by YOU, Inc. Zoned residential single family 7 (RS-7) by the City of Worcester, the property allows for a variety of residential uses, while larger multifamily or mixed-use redevelopment may be pursued through a special permit.

With its strategic location, strong transportation access, and proximity to major employment, retail, and lifestyle amenities, this property presents a rare opportunity to acquire a well-located, income-producing asset with significant upside potential in a growing Central Massachusetts community.

Please contact Brian Johnson or Paul Matt at Kelleher & Sadowsky Associates, Inc. for more information or to schedule a tour!

OFFERING SUMMARY

Address:	23 Boylston Street, Worcester, MA
Number of Units:	8
Building Count:	Four (4) duplex buildings
Total Units:	Eight (8)
Bedrooms:	16, two bedrooms per unit
Bathrooms:	16, two bedrooms per unit
Utilities:	City of Worcester sewer & water, electric (electric heat). Washer & dryer in each unit.
Parking:	On-site, paved driveways
Assessor's MBL:	46/20/87-89
FY2025 Assessment:	\$1,625,200
Sale Price:	\$2,500,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,820	36,943	94,373
Total Population	12,100	91,445	246,168
Average HH Income	\$71,638	\$105,163	\$106,454

REPRESENTATIVE INTERIOR PHOTOGRAPHS

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FOR SALE • 23 BOYLSTON STREET

Retailer Map



Map data
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