

65 Elm Street

WORCESTER, MASSACHUSETTS



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PROPERTY OVERVIEW

Drew Higgins and Will Kelleher of Kelleher & Sadowsky Associates, Inc. are pleased to introduce 65 Elm Street, Worcester, MA as available for lease and/or for sale. The $\pm 8,232$ three-story professional dental/medical/office building is close to move-in ready for an owner user or perfect for an investor to lease to a number of businesses. The building is currently set up as an existing dental office and could be perfect for another dental group to occupy the building with limited build-out. There is approximately $\pm 3,500$ rentable square feet available on the first floor that is perfect for an owner-user, with an additional $\pm 2,300$ SF on the second floor build-out as offices with both a full kitchen and kitchenette.

There are two (2), two (2) bedroom apartments that are rented on the third floor of the property.

The property is situated on the well-established corner of Elm Street and West Street and is minutes from Park Avenue (Route 9) and Downtown Worcester.

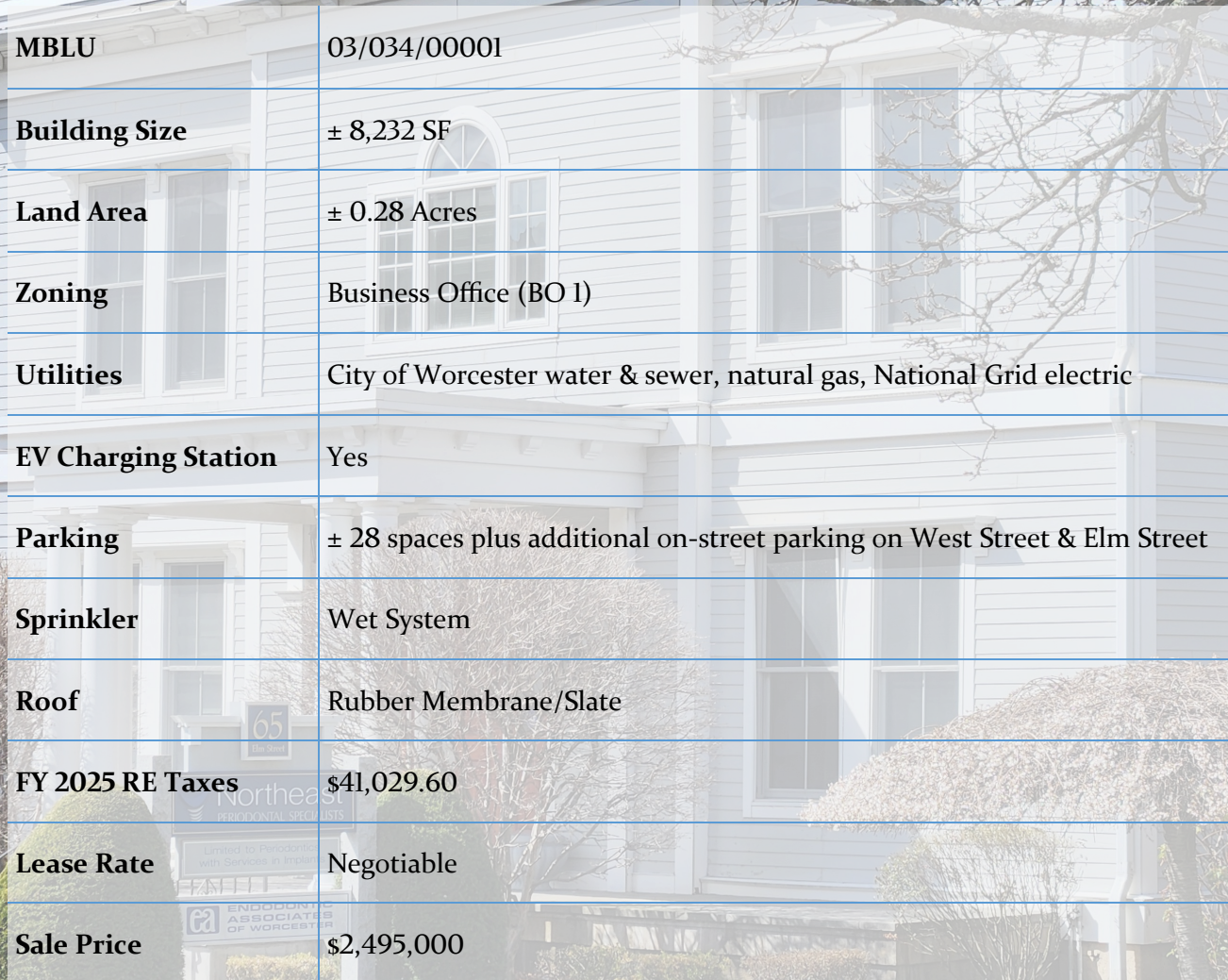
The property being zoned Business Office (BO 1), lends itself to a number of potential uses for the building. The building is right in the heart of Worcester's business district and is in close proximity to I-290, I-190, I-90 and Route 146. Please give us a call for more information or to schedule a tour!

Sale Price: \$2,495,000 | Lease Rate: Negotiable

Sale price reduced!



PROPERTY SPECIFICATIONS

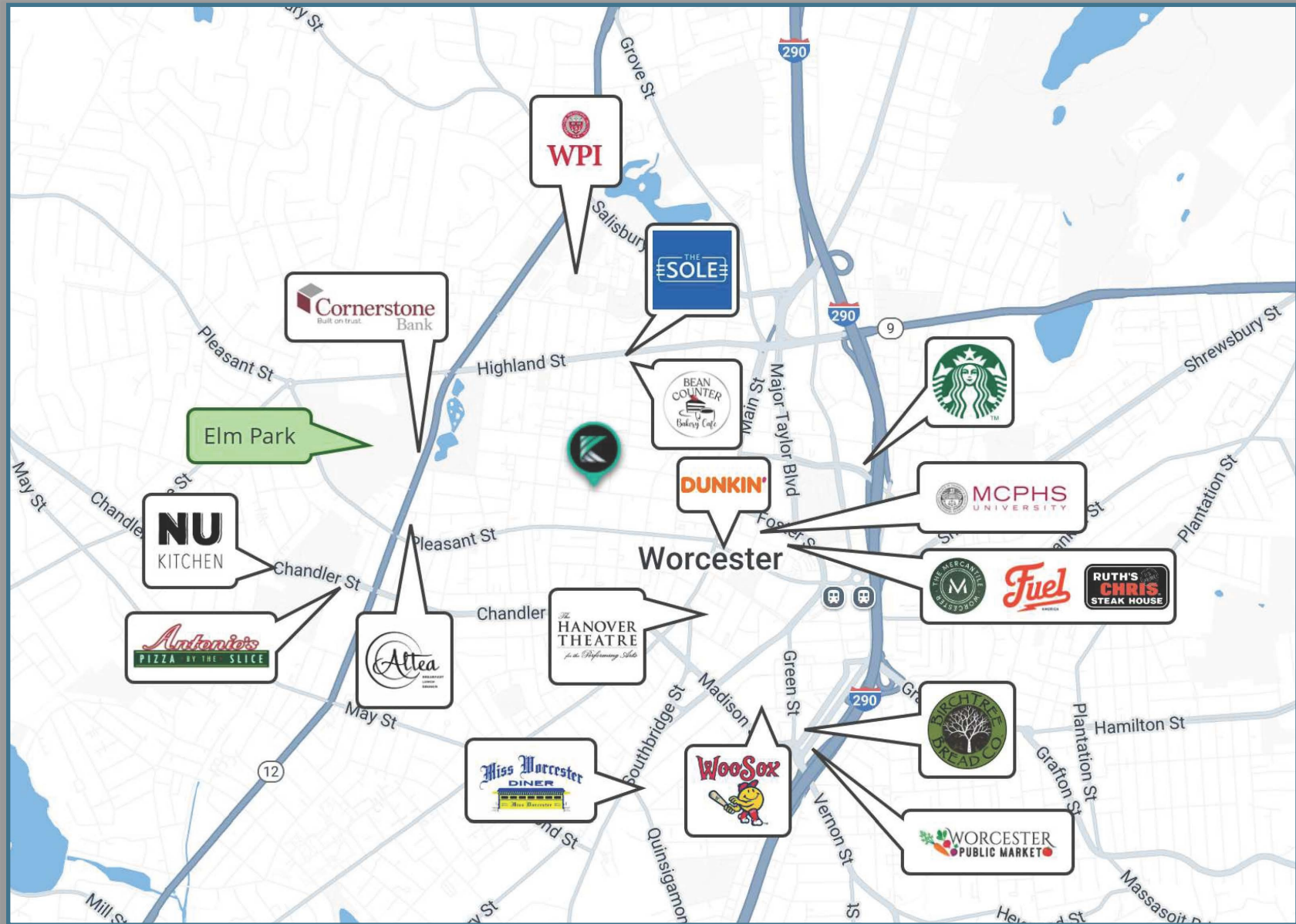


MBLU	03/034/00001
Building Size	± 8,232 SF
Land Area	± 0.28 Acres
Zoning	Business Office (BO 1)
Utilities	City of Worcester water & sewer, natural gas, National Grid electric
EV Charging Station	Yes
Parking	± 28 spaces plus additional on-street parking on West Street & Elm Street
Sprinkler	Wet System
Roof	Rubber Membrane/Slate
FY 2025 RE Taxes	\$41,029.60
Lease Rate	Negotiable
Sale Price	\$2,495,000

PROPERTY IMAGES



LOCATION & AREA AMENITIES



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