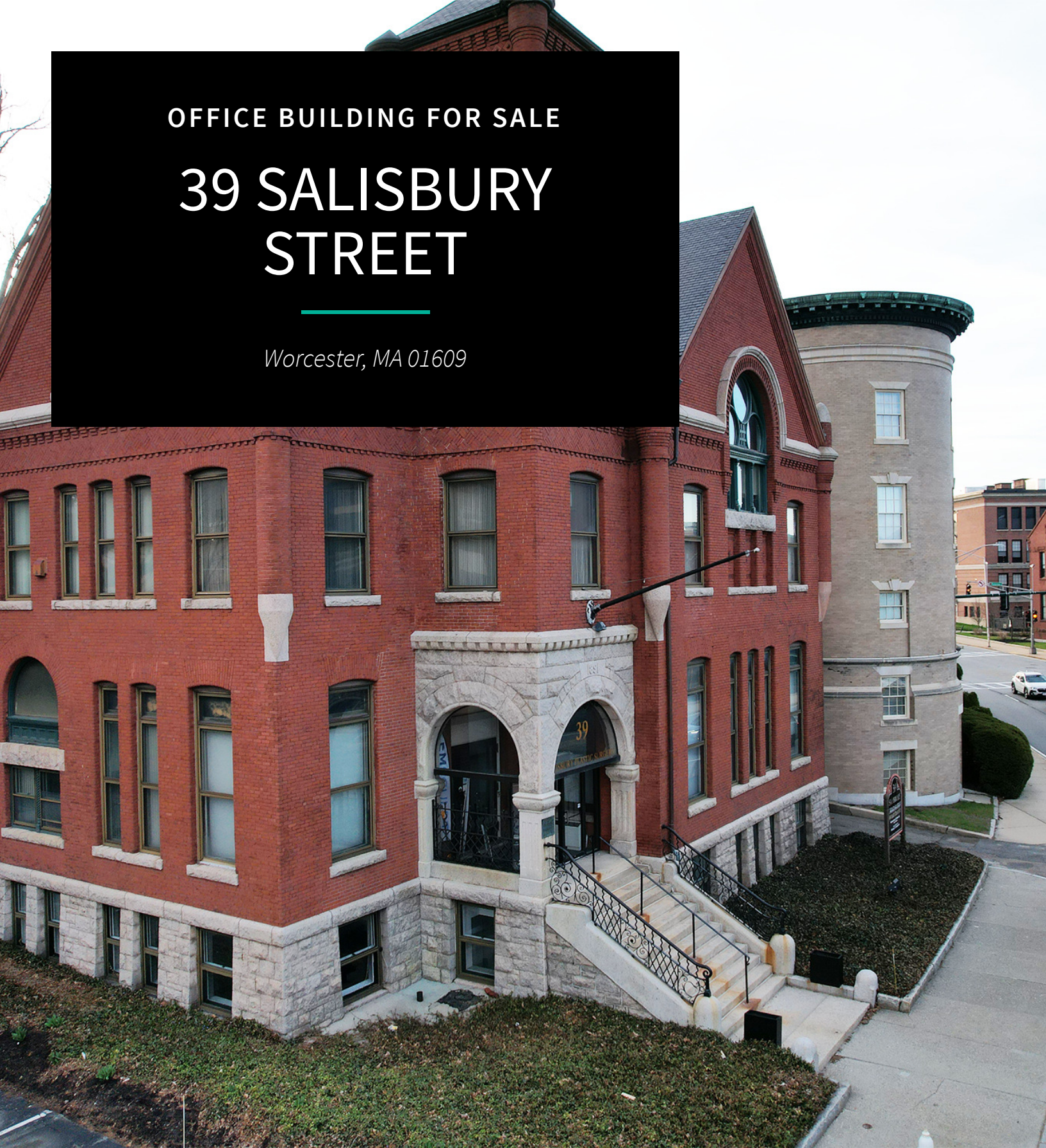


OFFICE BUILDING FOR SALE

39 SALISBURY STREET

Worcester, MA 01609



EVAN KOOGLER

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PROPERTY DESCRIPTION

Kelleher & Sadowsky is the exclusive listing broker for 39 Salisbury Street, offering a 73.78% controlling interest in the building (owning 3/4 of the condo units). Built in 1890 and thoughtfully renovated in 2022, this building seamlessly blends historic charm with modern functionality.

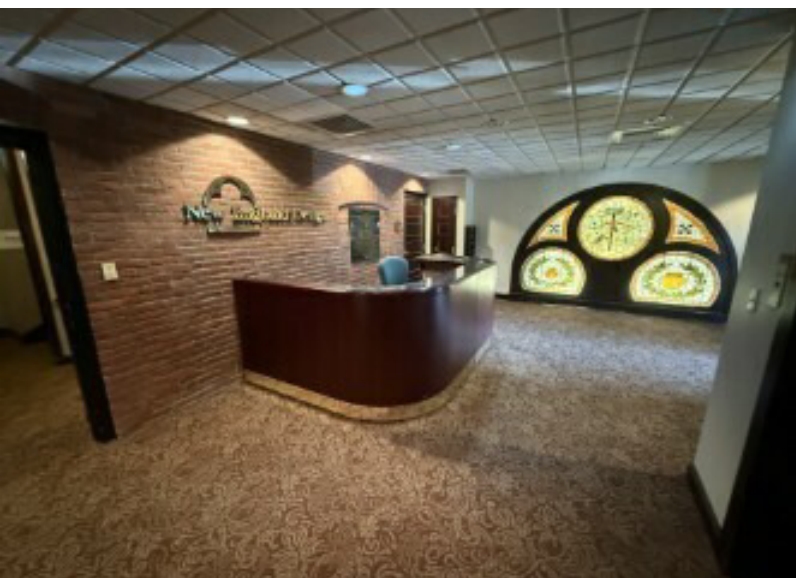
Boasting a strategic Worcester location on the edge of Worcester's Central Business District, this property presents an ideal opportunity for an office, retail, or medical user to own the majority interest in the property. The space currently serves as a combination of medical and traditional office. The space boasts multiple exam and surgical rooms, a direct-access front entrance, and a plenty of natural light.

From its historical significance to its contemporary appeal, this property embodies the timeless allure of Worcester. Please contact the listing broker to learn more about the condos or to schedule a private tour.

OFFERING SUMMARY

Unit Sizes:	2,254 SF - 3,749 SF
Unit Price:	Unit 200: \$400,000 Unit LL: \$250,000 Units 100 & 101: \$495,000
Ownership Interest:	73.78%
Year Built/Renovated:	1900/2022
Parking:	Ample parking on Grove Street and Tuckerman Street
Heating:	Gas
Lot Size:	0.89 AC
Condo Information:	Available Upon Request
Zoning:	BG-6

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,410	68,229	99,245
Total Population	31,123	178,810	257,376
Average HH Income	\$65,681	\$86,954	\$99,971



FOR SALE • 39 SALISBURY STREET

Location & Amenity Map

