

# 25 West Chester Street

WORCESTER, MASSACHUSETTS



25 West Chester Street



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# PROPERTY OVERVIEW

On behalf of Catholic Charities of the Diocese of Worcester, Kelleher & Sadowsky Associates, Inc. is pleased to introduce 25 West Chester Street in Worcester. The ±52,936 square foot, three-story building was constructed in 1960 and is currently occupied by the Mercy Centre.

## About the Mercy Centre:

The Mercy Centre is a program of Catholic Charities located in Worcester, Massachusetts. Founded by the Sisters of Mercy and Catholic Charities in the 1960s. The program serves over one hundred adults with developmental disabilities, ages eighteen and over, in four different programs from the Worcester County extended area. The Adult Services programs have been in existence for more than fifty years.

The Mercy Centre's programmatic services are tailored to meet individualized needs and preferences. The emphasis is placed on enriching lives through employment, training, skill building, and a full range of activities. Each program fosters growth in building self-esteem, independence, communication skills, and encourages interactions with peers and community members.

The goal for Mercy Centre and for the people it serves is independence realized through meaningful employment and opportunities for people to enrich their lives by developing personal skills, participating in a full range of community activities, and developing a network of caring relationships. Supports are based on individual preferences and needs, with an emphasis on self-determination and individual control.

Sale Price: \$3,250,000



# PROPERTY DESCRIPTION

The property has been most recently used for educational purposes, operating as the Mercy Centre, with many classrooms and support areas, as well as a gymnasium, full-service kitchen, and auditorium. The building has elevator access to all three floors of the building and could be redeveloped for a similar education-related use. Please note that if the property is redeveloped, significant building upgrades will be required to meet current building standard requirements, fire, and life safety requirements, as well as ADA compliance requirements:

## Current Zoning & Allowed Uses:

The property is currently zoned RS-7 by the City of Worcester.

Allowed uses “by right” include the following:

- Group residence
- Family day care home
- Day care center
- Place of worship
- Religious or educational uses
- Schools (colleges and/or universities)
- Single-family, detached dwelling
- Single-family, semi-detached dwelling

Should a rezoning be granted by the City of Worcester to increase development potential either by “spot zoning” or “special permit” (ideally to RL-7 or RG-5), the site may potentially accommodate more dense development opportunities such as:

- Multi-family dwelling (low-rise and high-rise)
- Single-family attached dwellings
- Two-family and three-family development



# PROPERTY SPECIFICATIONS

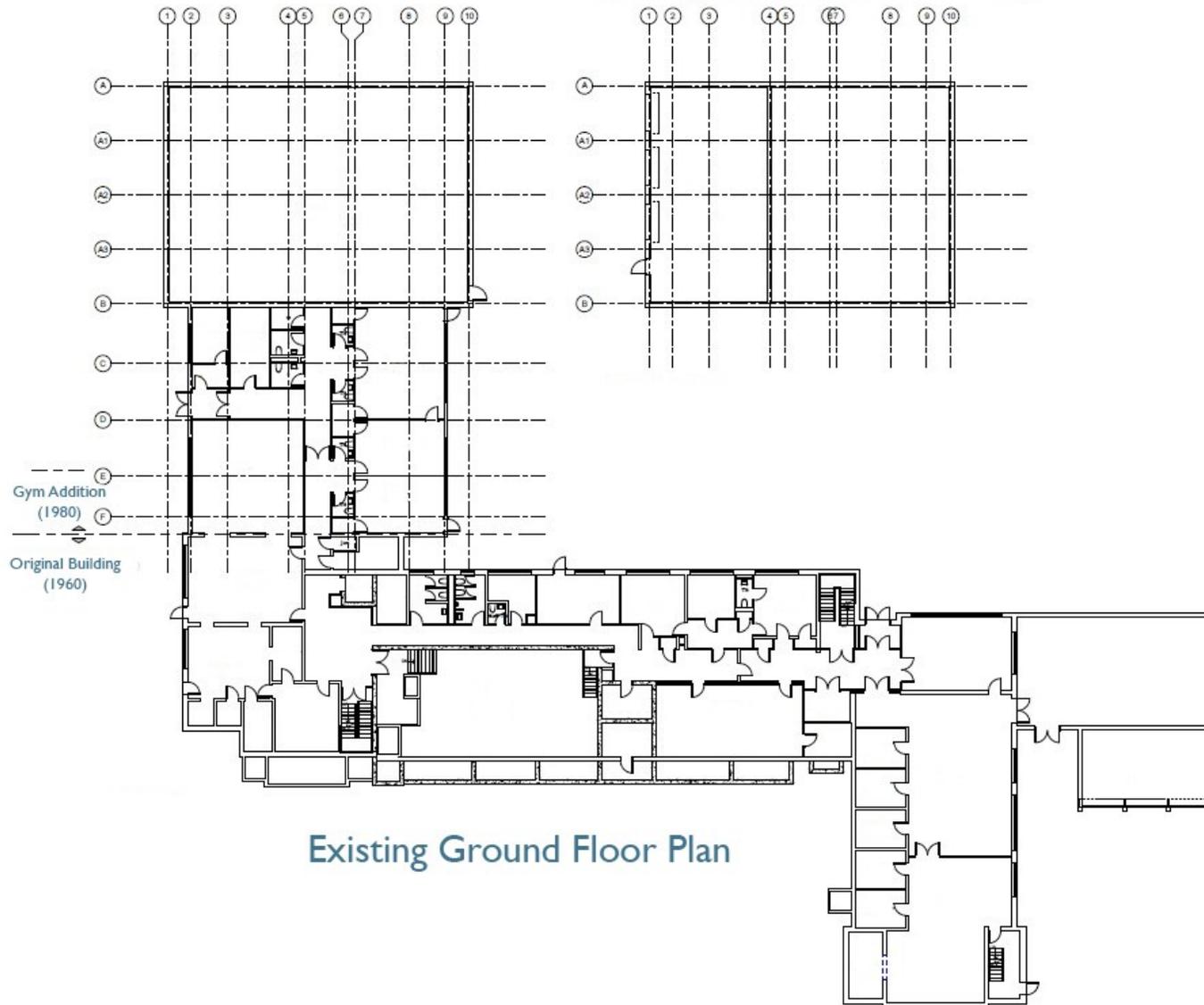
<b>MBLU</b>	21-030-00001
<b>BUILDING SIZE</b>	52,936 SF (Worcester Assessor's "living area")
<b>YEAR BUILT</b>	Circa 1960, with an addition added in 1980 (gymnasium)
<b>STORIES</b>	Three (3) stories
<b>LOT SIZE</b>	±16.11 acres
<b>ZONING</b>	RS-7
<b>TOPOGRAPHY</b>	Steeply sloping
<b>ELEVATION</b>	High point 800 feet, low point 600 feet
<b>CONSTRUCTION TYPE</b>	Steel frame, clad in masonry brick and stone
<b>ROOF</b>	Circa 1990 (tar & gravel) with 2017 improvements (rubber membrane)
<b>SPRINKLERS</b>	The building does not have an automatic sprinkler system
<b>HEATING</b>	Oil heat (natural gas 900 feet from the property) via hot water (two pipes)
<b>COOLING</b>	Unknown
<b>POWER</b>	600 Amps, 208/120 Volt, 3-phase, 4 wire
<b>WATER &amp; SEWER</b>	Municipal—City of Worcester
<b>ADA ACCESSIBILITY</b>	Undetermined. Renovations will require full compliance with ADA regulations.
<b>ELEVATOR</b>	One (1) passenger elevator
<b>EXITING PARKING</b>	± 75 spaces
<b>RE TAXES</b>	Currently tax exempt
<b>CELL TOWER INCOME</b>	\$26,400 per annum
<b>CELL TOWER LEASE TERM</b>	A five-year term commencing on June 1, 2010 with four, five-year extension options
<b>SALE PRICE</b>	\$3,250,0000

# POTENTIAL USE: REDEVELOPMENT OF EXISTING BUILDING



# FLOOR PLANS | GROUND FLOOR & BASEMENT

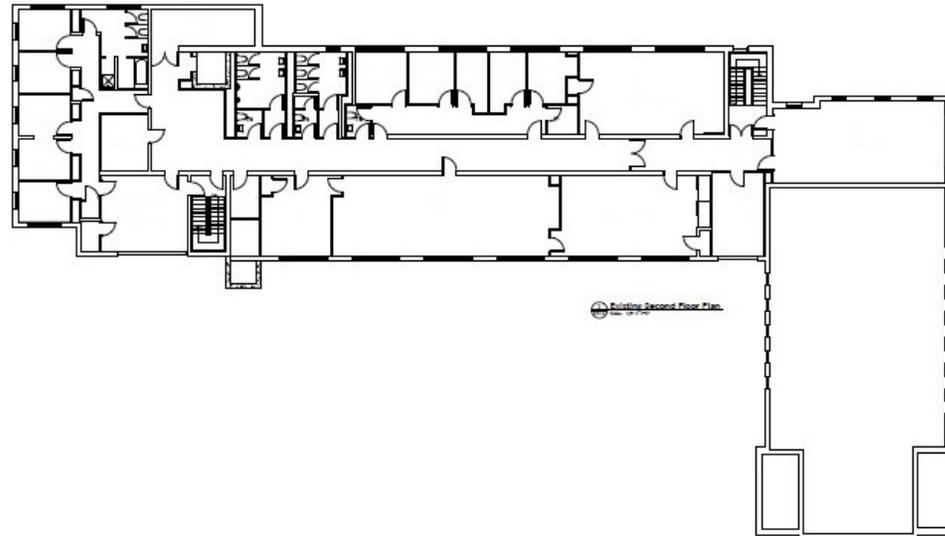
## Existing Basement Floor Plan



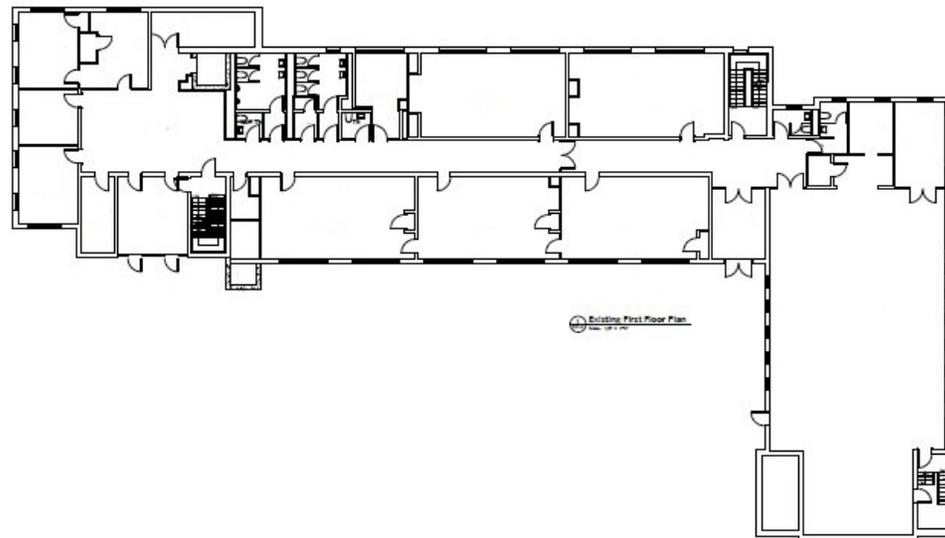
## Existing Ground Floor Plan

# FLOOR PLANS | FIRST & SECOND FLOORS

1st Floor



2nd Floor



# POTENTIAL USE: PROPERTY REDEVELOPMENT

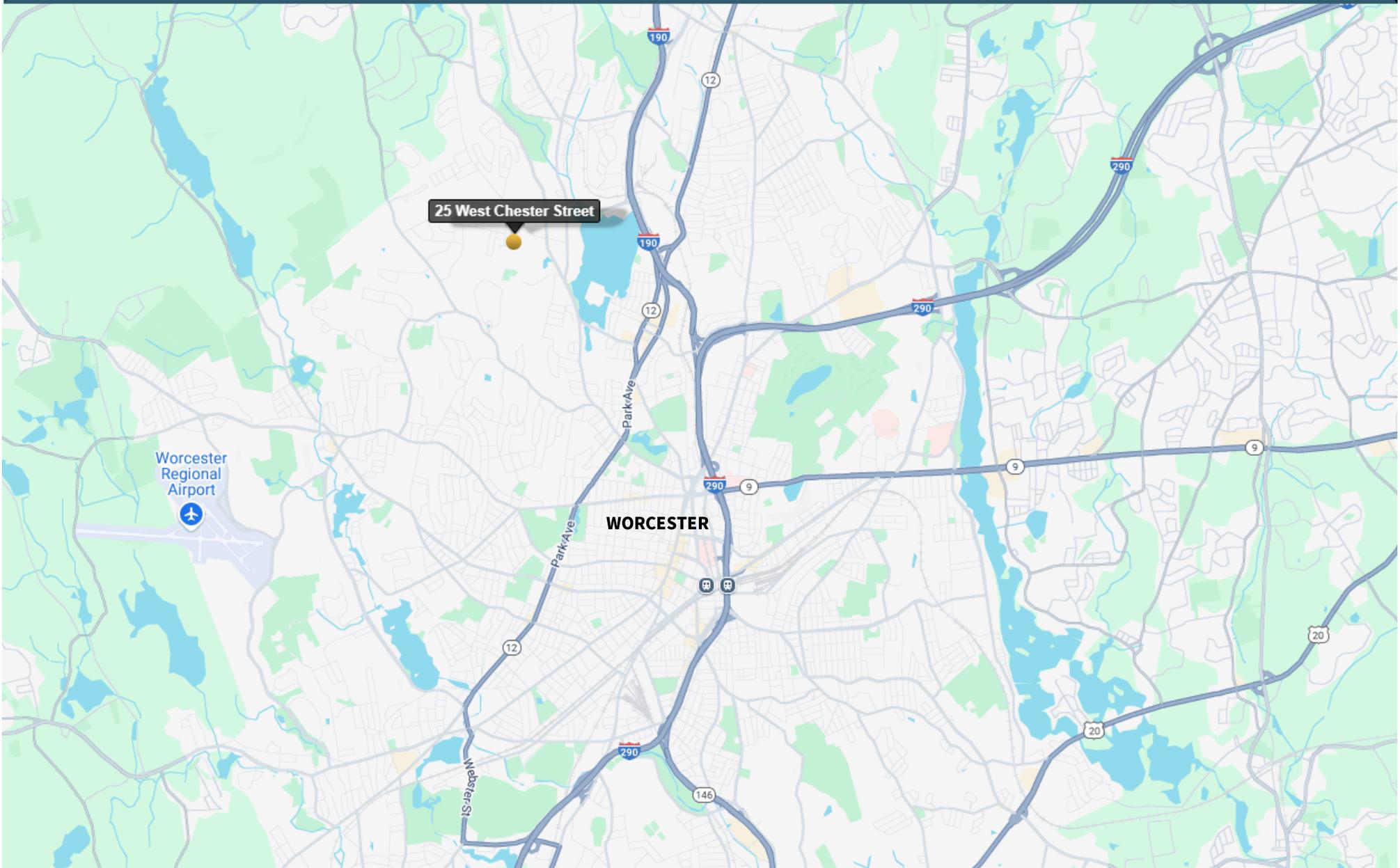
- Redevelopment of the property for single-family residential
- Redevelopment of the property for multi-family residential (with special permit or zone change)



# CONCEPT PLAN WITH VARIANCE OR SPECIAL PERMIT



# LOCATION



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