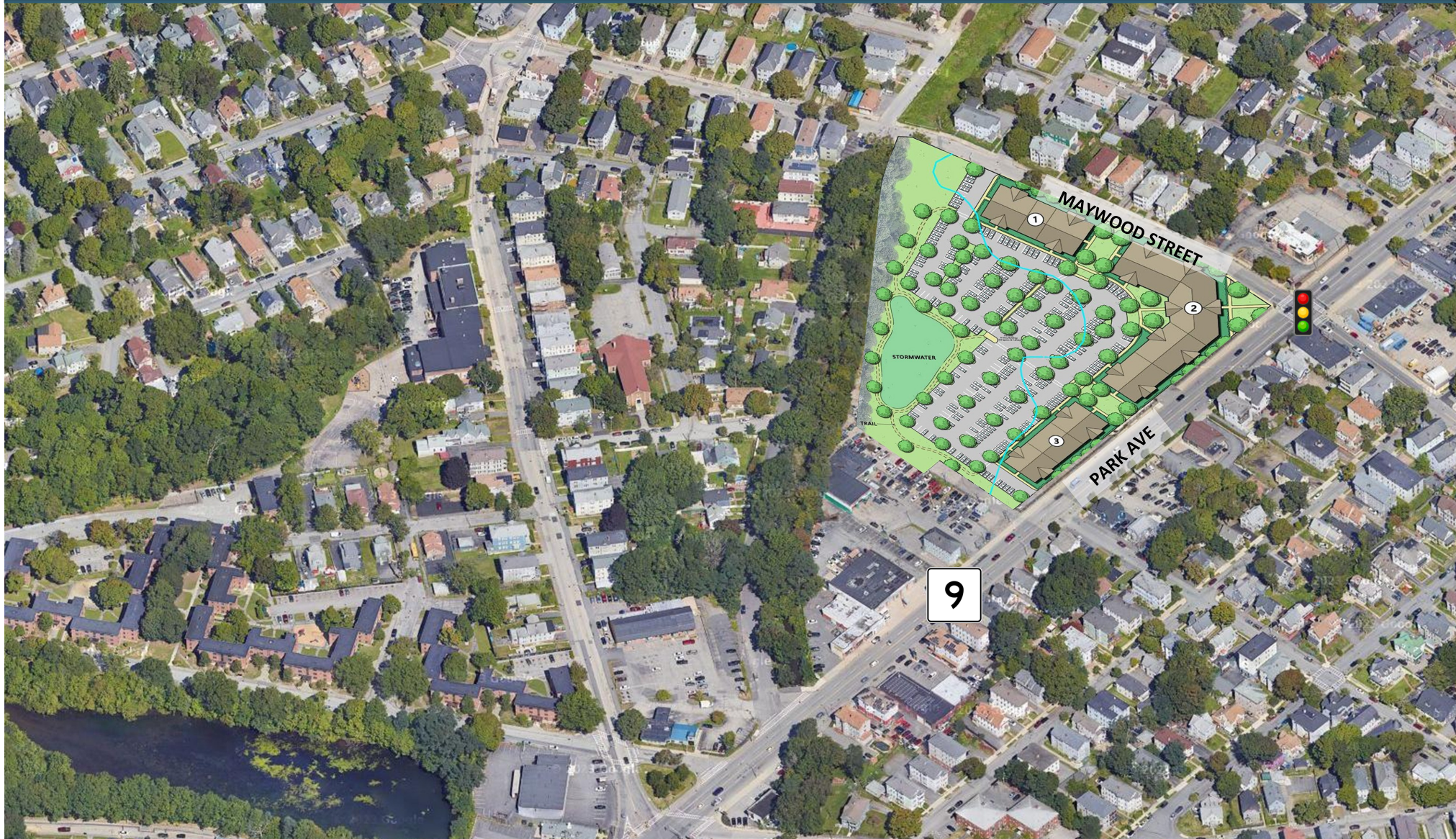


520 Park Avenue & 111 Maywood Street

WORCESTER, MASSACHUSETTS



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PROPERTY OVERVIEW

MULTI-FAMILY SHOWCASE RESIDENTIAL/MIXED-USE DEVELOPMENT OPPORTUNITY ±7.33 ACRES

Kelleher & Sadowsky Associates, Inc. is pleased to introduce 520 Park Ave and abutting III Maywood Street in Worcester, MA. This prime development opportunity is comprised of ±7.33 acres in aggregate, also improved with a ±8,558 square foot automotive service garage that is located along Maywood Street.

Park Avenue has long been known to be one of the more heavily traveled routes in the City of Worcester, providing north to south access along Route 9/Route 12. The site offers many nearby retail amenities, as well as excellent access to many colleges and universities; with Clark University, Worcester Polytechnic Institute MCPHS University and The College of the Holy Cross in closest proximity to the subject property. The land is currently zoned BG-2.0, allowing for a myriad of uses including retail, residential and office related development, a perfect site for a mixed-use development project, car dealership, graduate student housing, senior living, etc.

The property is located minutes from Downtown Worcester and all major thoroughfares (I-90, I-190, I-290, and Route 146).

Sale Price: \$8,000,000



SITE PLAN SUMMARY



A special variance unlocks the potential to nearly double the project's yield, expanding from a by-right ± 176 units to ± 352 units.

PROPERTY SPECIFICATIONS

520 PARK AVENUE

MBLU	14/023/0004//
Land Area	6.62 Acres
Zoning	BG-2
Utilities	City of Worcester water & sewer
Uses	Residential, Office, Retail, Mixed-Use, Car Dealership

III MAYWOOD STREET

MBLU	14/023/0004//
Building Size	±8,558 SF
Land Area	0.71 Acres
Zoning	BG-2
Utilities	City of Worcester water & sewer
Uses	Residential, Office, Retail, Mixed-Use, Car Dealership

520 PARK AVENUE & III MAYWOOD STREET

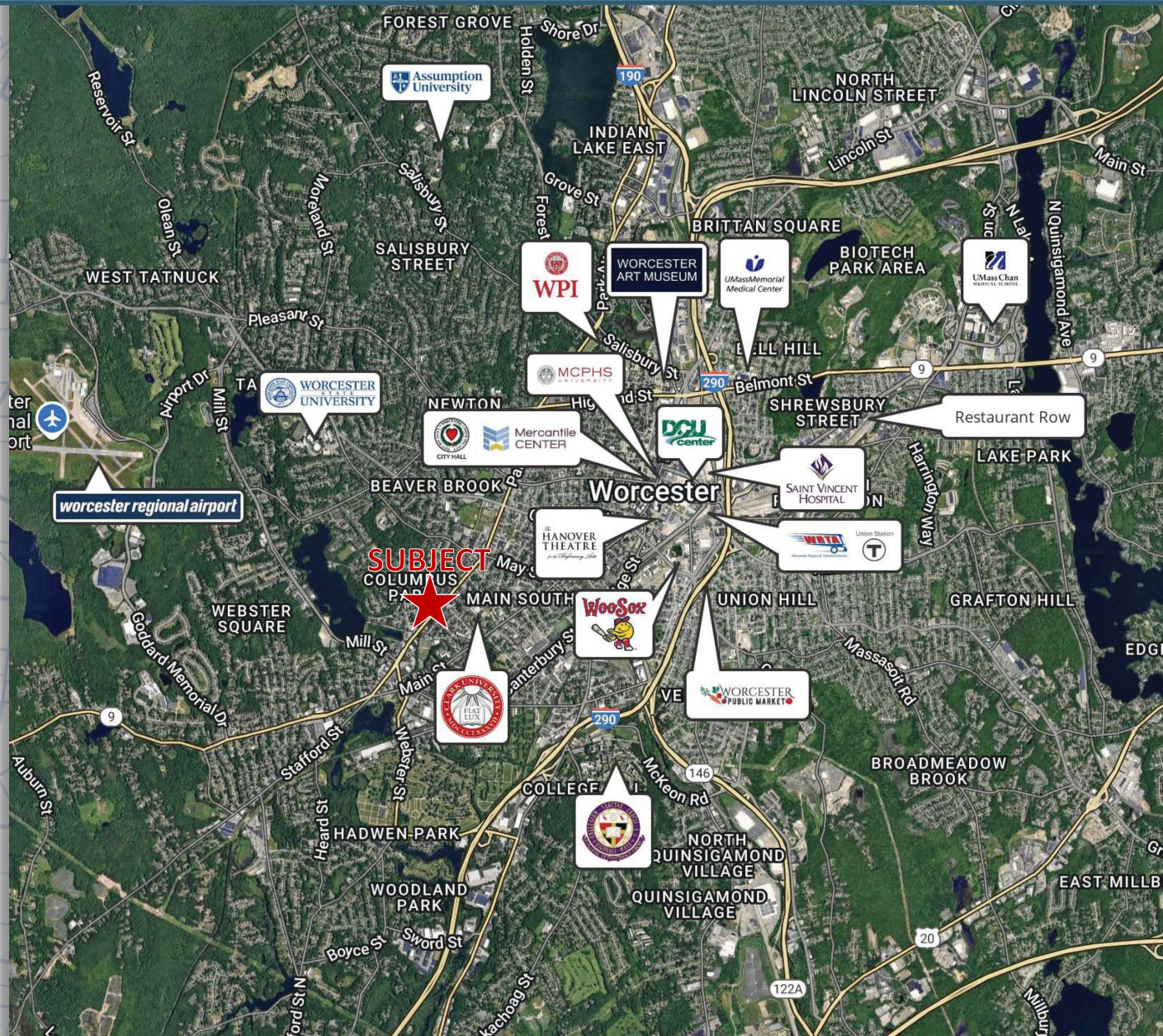
Sale Price:	\$8,000,000
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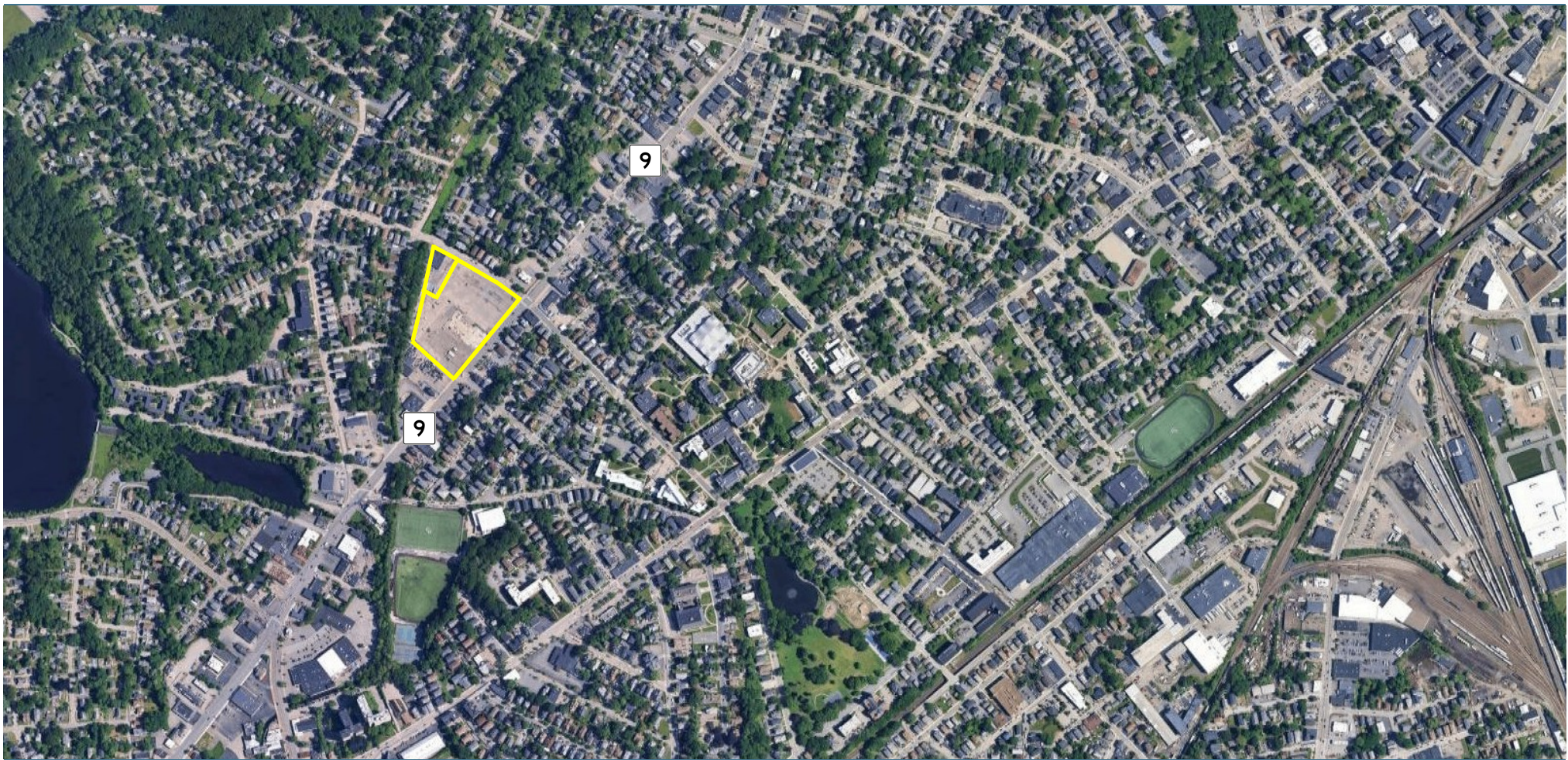


LOCATION



WORCESTER AT A GLANCE





520 Park Ave. & 111 Maywood St.

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