

18 CANTERBURY ST
WORCESTER, MA



AUTO SERVICE
PROPERTY FOR SALE

NAI Glickman Kovago & Jacobs

PROPERTY HIGHLIGHTS

ASKING PRICE: \$850,000

BUILDING SIZE

- Office
- Shop Space

TOTAL: 4,207 SF
+/- 320SF
+/- 3,757SF

LOT SIZE

14,784 SF

POWER

200AMP, 240VOLT, 3 PHASE

DRIVE-IN DOORS

(2) 12' X 12' & (2) 10' X 10'

HVAC

IN OFFICE

ZONING

MG-2

ROOF

TAR & GRAVEL

CEILING

16' CLEAR HEIGHT (Shop)

UTILITIES

- Heat
- Water & Sewer

Natural Gas
City of Worcester



HIGHLIGHTS



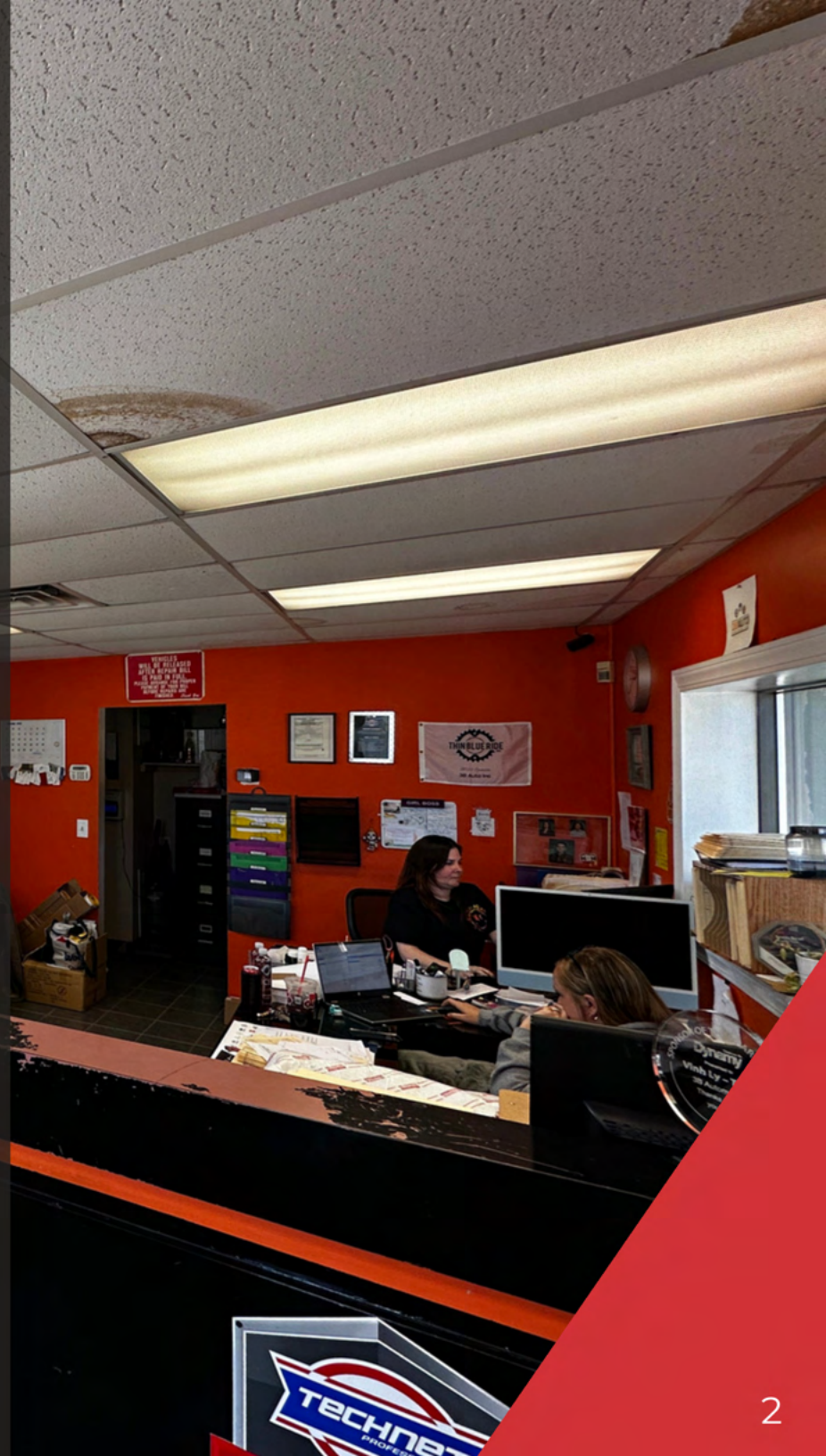
CURRENTLY UTILIZED AS AN AUTO BODY SHOP; IDEAL FOR VEHICLE-RELATED BUSINESSES



PRIME LOCATION IN WORCESTER, WITH HIGH-VISIBILITY IN A DENSELY POPULATED SETTING



LOCATED IN CLOSE PROXIMITY TO KEY TRANSPORTATION ROUTES AND HAS EASY ACCESS ACROSS GREATER WORCESTER.





STRATEGIC LOCATION

Located on Canterbury Street, the property stands in close proximity to key transportation networks, facilitating streamlined connectivity with major hubs and markets.



THRIVING ENVIRONMENT

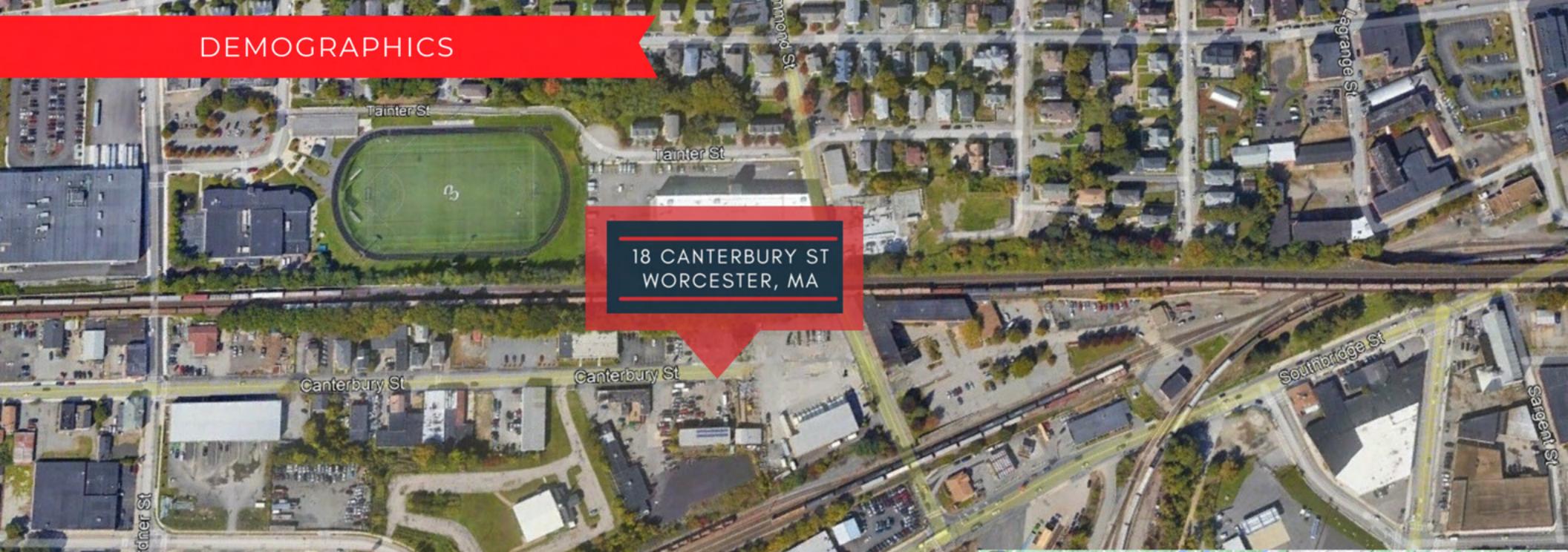
As the city of Worcester continues its tremendous momentum, with population growth of 14% from 2010 to 2020, there's an incredible opportunity for investors to capitalize on evolving market dynamics.



ROBUST DEVELOPMENT

Worcester is booming. Over \$4.5 billion in major projects in the past decade has fueled positive change. Public and private investments totaling nearly \$2.5 billion have spurred hundreds of residential and commercial developments. This dynamic environment attracts businesses, offering a thriving landscape for them to contribute to the local economy.

DEMOGRAPHICS

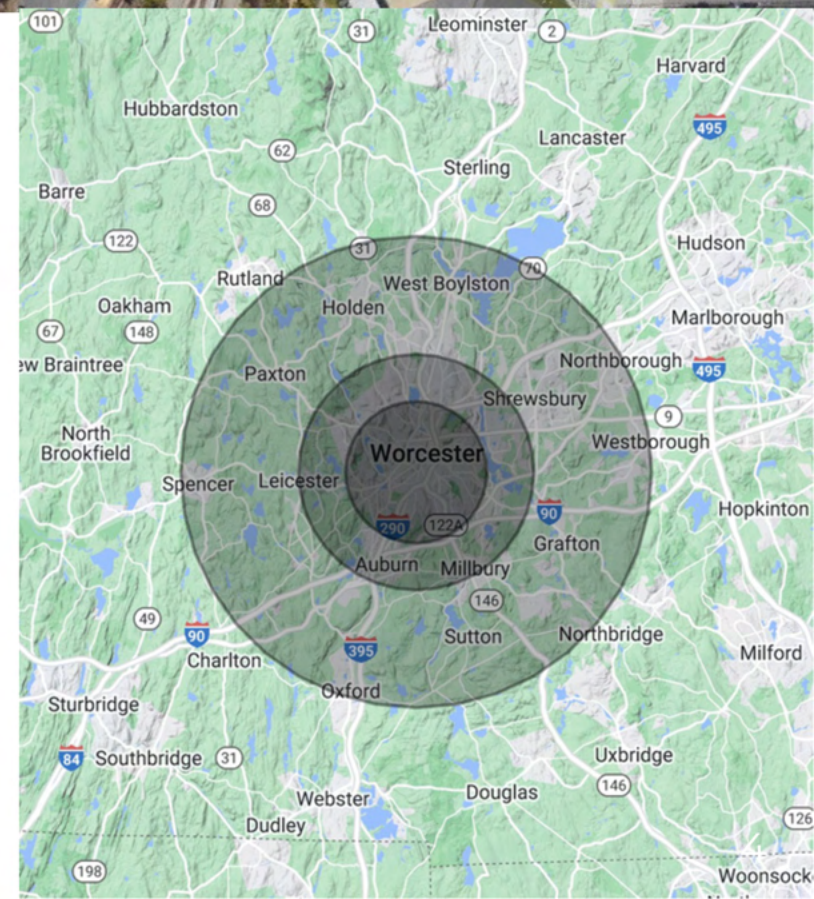


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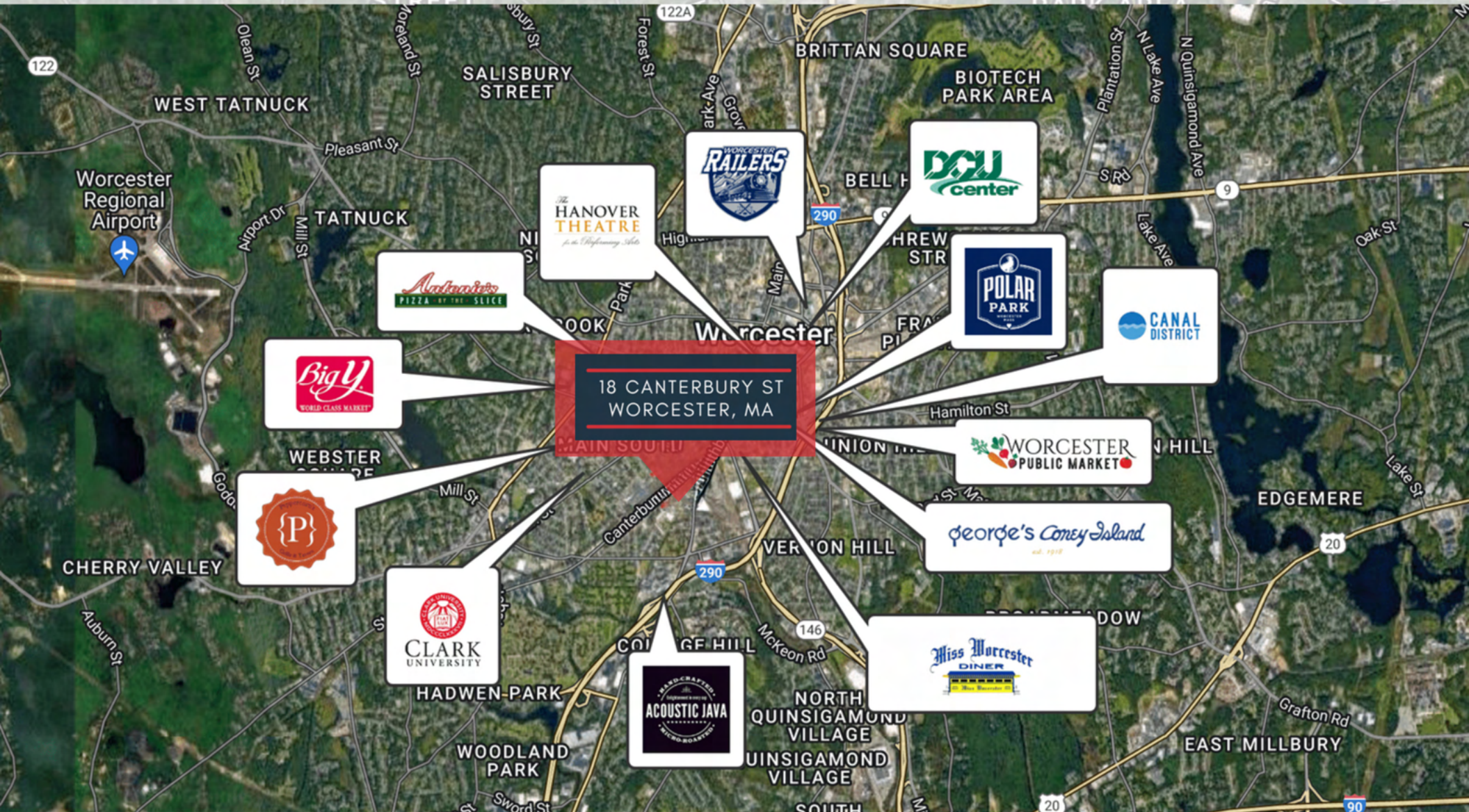
Population	3 Miles	5 Miles	10 Miles
Total Population	167,595	248,687	385,927
Average Age	38	39	40
Average Age (Male)	37	38	40
Average Age (Female)	39	40	41

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	64,054	96,075	148,471
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$84,432	\$97,151	\$118,891
Average House Value	\$368,050	\$390,567	\$448,668

Demographics data derived from AlphaMap



RETAILER MAP



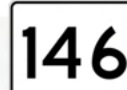
DRIVE TO I-290
< 1.5 MILES



DRIVE TO I-190
< 3 MILES



DRIVE TO ROUTE 122A
< 1 MILE



DRIVE TO 146
< 2 MILES

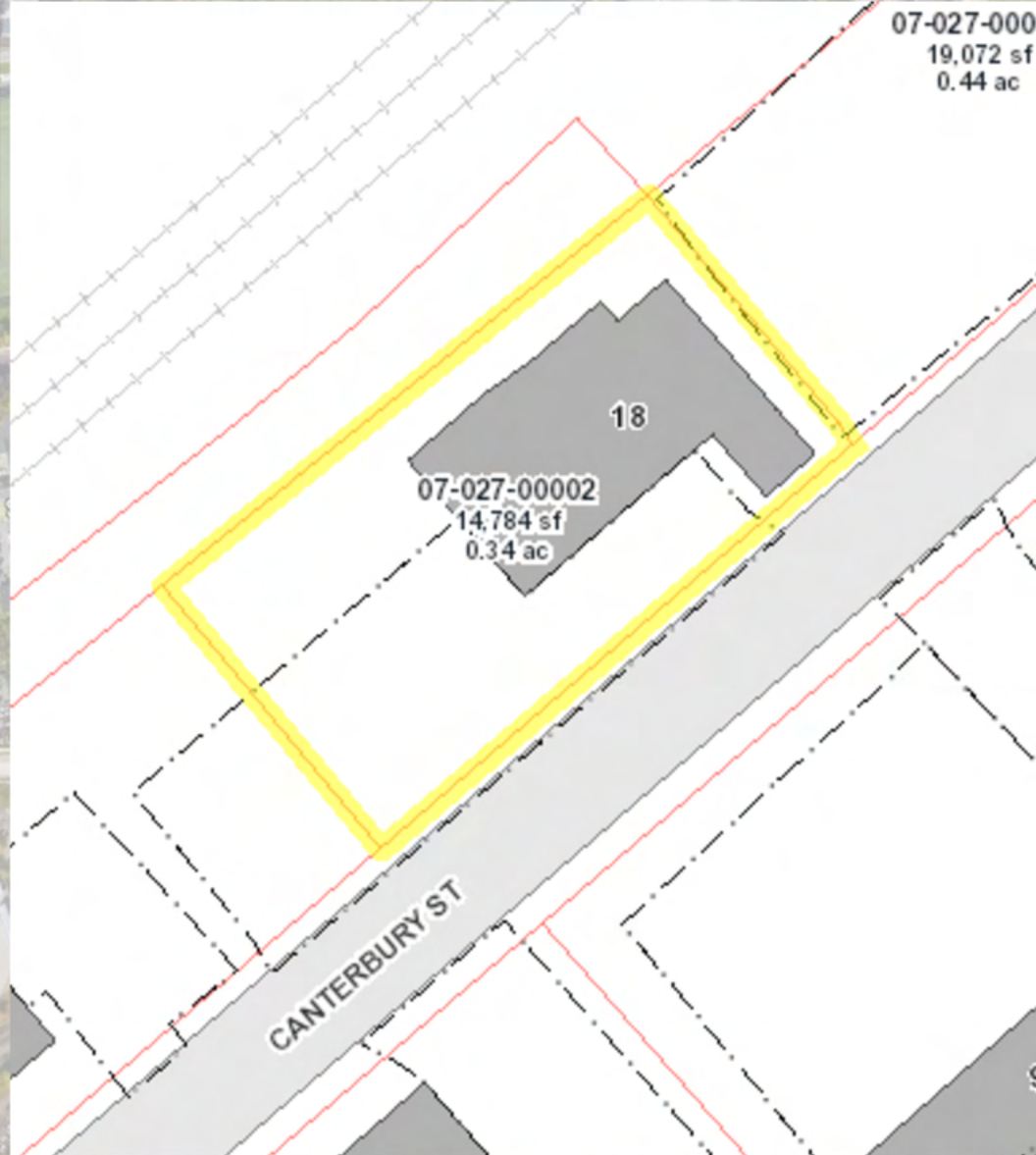
AERIAL PHOTO & SITE PLAN

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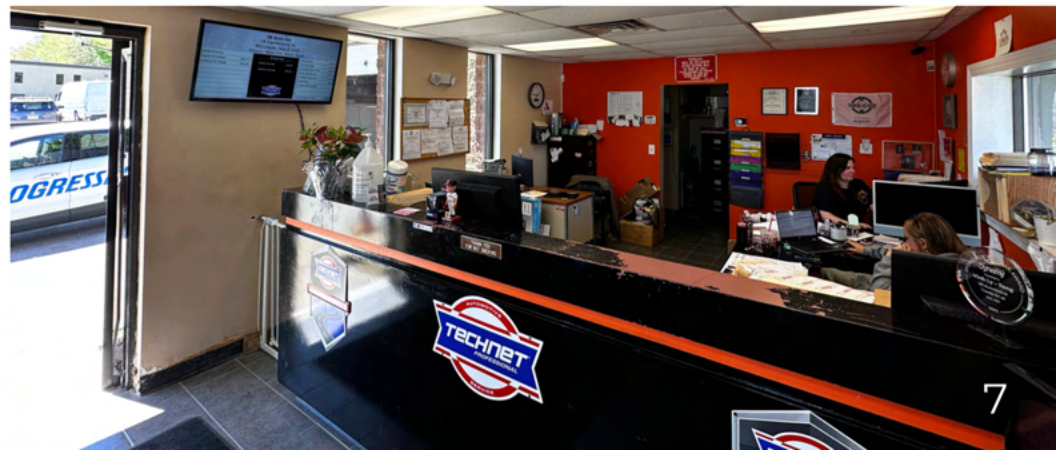
+/- 4207 SF
Autobody Building

Zoning:
Manufacturing, General (MG-2)

± 0.3
acres



PHOTOS



CONTACT US



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