

19 KELLEY SQUARE

WORCESTER, MASSACHUSETTS 01610



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PROPERTY OVERVIEW

Drew Higgins and James Cozza of Kelleher & Sadowsky Associates, Inc. are pleased to present 19 Kelley Square for sale; a ±3,360 SF three-story mixed-use retail/residential building located in the heart of Worcester's vibrant Canal District.

The first floor is occupied by Che! Empanada, operating under a five (5) year lease. The upper floors feature two (2) three-bedroom apartments, currently leased at \$1,400/month and \$1,800/month, providing steady rental income for investors. These rents are well below market and have tremendous upside for increased income of the property. Projected rents for each apartment can range from \$2,200 to \$2,400 per month.

Situated on the highly visible corner of Kelley Square, the property offers unmatched proximity to Polar Park, Downtown Worcester, and major routes including I-290, I-190, I-90, and Route 146.

Zoned General Business (BG-3.0), this property presents an excellent opportunity for an investor to own a property in the up-and-coming Kelley Square neighborhood and Ballpark District.

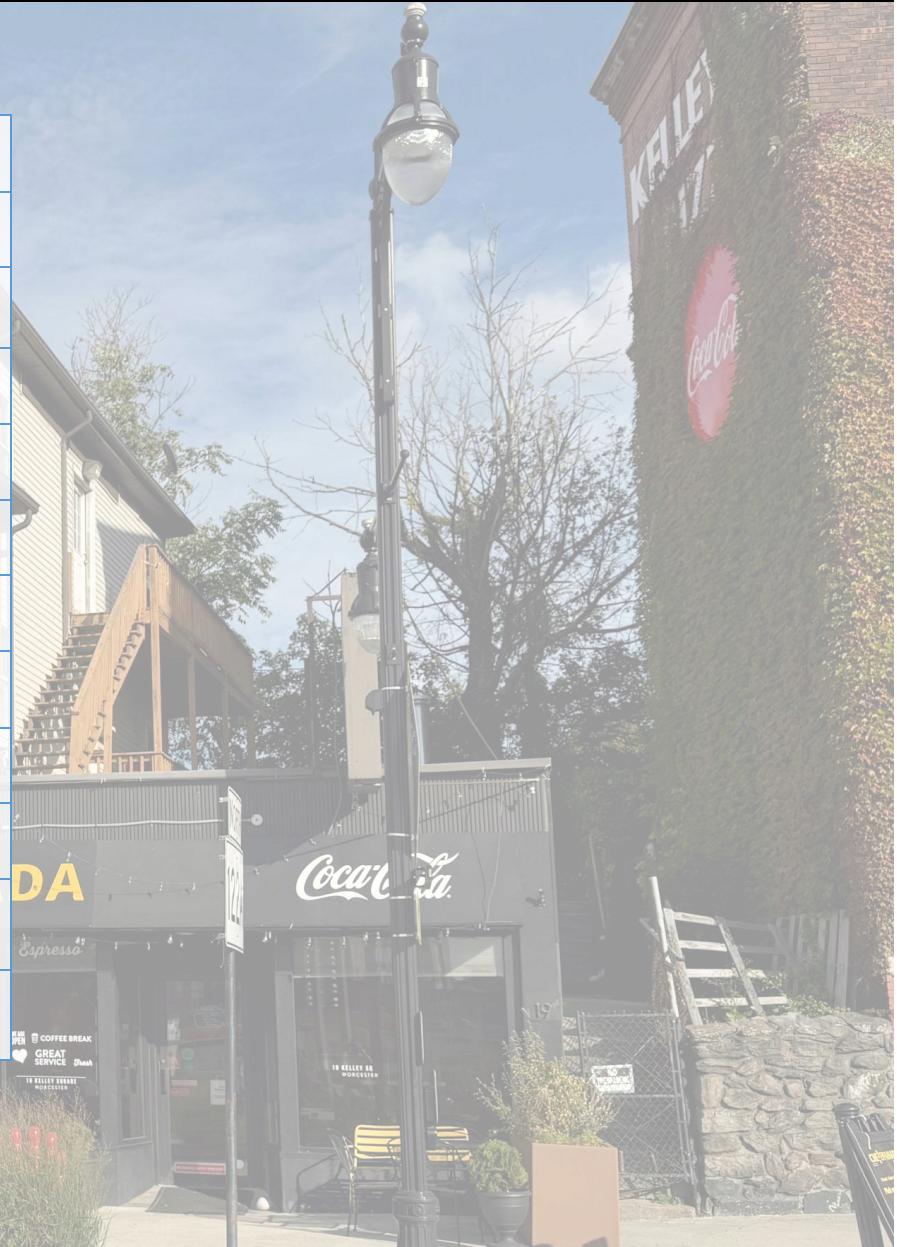
Contact us today for additional information or to schedule a private tour.

SALE PRICE: \$849,000



PROPERTY SPECIFICATIONS

MBLU	04/038/00034
Building Size	± 3,360 SF
Land Area	± 0.09 Acres
Zoning	General Business (BG-3)
Property Type	Mixed-use (retail and residential apartments)
Utilities	City of Worcester water & sewer, natural gas, National Grid electric
Parking	On-street
Roof	Asphalt Shingle
Apartments	Two (2), three (3) bedroom apartments
FY 2025 RE Taxes	\$17,881.25
Rental Income	\$66,108 annual gross income (Tenants pay utilities)
Sale Price	\$849,000



CHE! EMPANADAD | INTERIOR PHOTOS



LOCATION & AMENITIES





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