

29 East Mountain St.

Worcester, MA 01588



**2-STORY
COMMERCIAL
BUILDING**



**6 OFFICE SUITES
AMPLE OFF-STREET
PARKING**

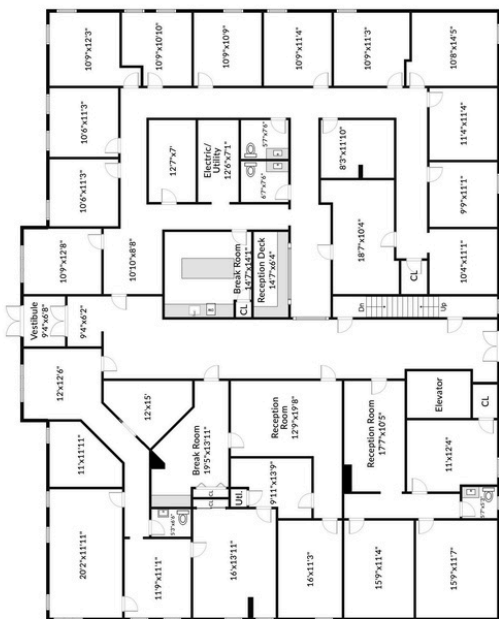
WELCOME TO 29 EAST MOUNTAIN

Listing by:

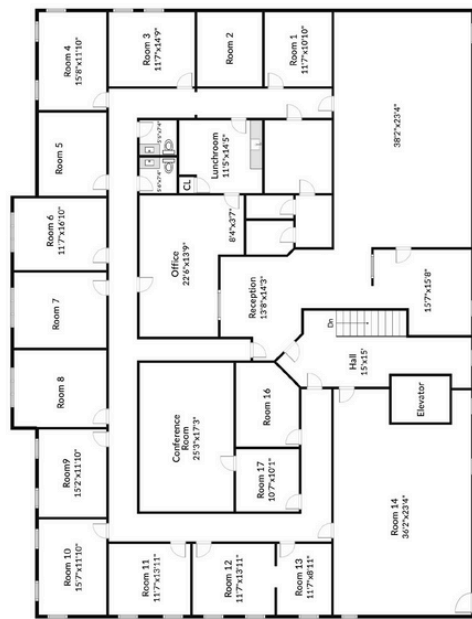
Cheryl A Taylor & Jeff Taylor

2 story commercial building featuring ample off-street parking, fully handicap accessible with 3 stop elevator, solar panels and new rubber roof installed in 2015. This building provides great flexibility between the two main floors, as well as a lower sub grade floor. Currently the building is rented as 6 offices suites.

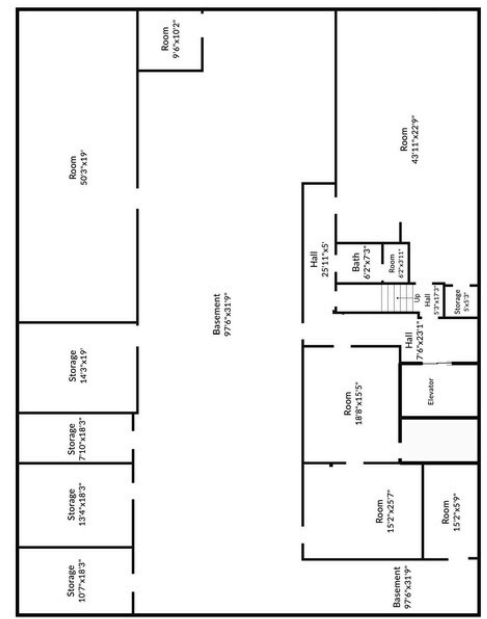
5 suites located on the 1st floor and 1 longterm state funded agency who occupies the 2nd floor. The lower level (below grad) is also partially finished providing a large training room featuring its own kitchenette and bathroom in addition to 2 other conference room areas. There is also immense storage space in the unfinished areas of the lower level. The building is state approved for state funded agencies. Located minutes from routes: 290, 190, and 12 as well as UMass Medical Campus, Downtown, and Quinsigamond College. Currently situated on over 10 acres of land. Approximately 8.5 acres are being split off and available for purchase separately.



FIRST FLOOR



SECOND FLOOR



BASEMENT



FEATURES

- **BUILT: 1990**
- **PARKING: 50 OFF STREET PARKING SPOTS**
- **ACRES APPROX: 1.5**
- **PUBLIC WATER & SEWER**
- **2 STORIES BRICK BUILDING**



6



6

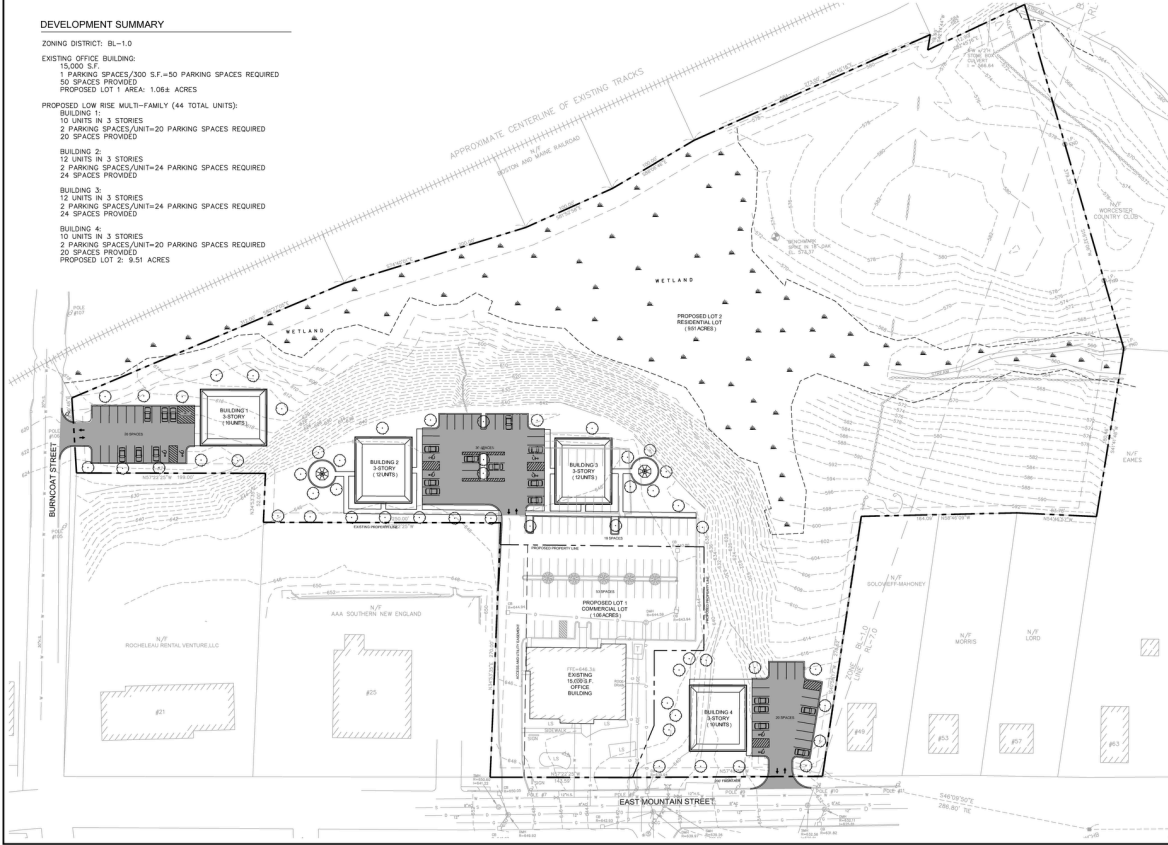


23,790



DEVELOPMENT SUMMARY

ZONING DISTRICT: BL-1.0
 EXISTING OFFICE BUILDING:
 15,000 S.F.
 50 PARKING SPACES/UNIT=50 PARKING SPACES REQUIRED
 50 SPACES PROVIDED
 PROPOSED LOT 1 AREA: 1.08± ACRES
 PROPOSED LOW RISE MULTI-FAMILY (44 TOTAL UNITS):
 BUILDING 1:
 10 UNITS IN 3 STORIES
 2 PARKING SPACES/UNIT=20 PARKING SPACES REQUIRED
 30 SPACES PROVIDED
 BUILDING 2:
 12 UNITS IN 3 STORIES
 2 PARKING SPACES/UNIT=24 PARKING SPACES REQUIRED
 24 SPACES PROVIDED
 BUILDING 3:
 12 UNITS IN 3 STORIES
 2 PARKING SPACES/UNIT=24 PARKING SPACES REQUIRED
 24 SPACES PROVIDED
 BUILDING 4:
 10 UNITS IN 3 STORIES
 2 PARKING SPACES/UNIT=20 PARKING SPACES REQUIRED
 20 SPACES PROVIDED
 PROPOSED LOT 2: 9.93± ACRES



DRAFT
 FOR CLIENT
 REVIEW
 7-15-24

PREPARED FOR:
 Worcester Mountain
 Street, LLC
 76 Church Street
 Whitinsville, MA 01588

TITLE:
 CONCEPTUAL
 MASTER PLAN
 for
 Proposed Apartment
 Buildings
 at
 29 East Mountain Street
 Worcester, Massachusetts

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
 Civil Engineers - Surveyors
 Land Development Consultants
 140 Hartford Avenue East
 Hopedale, MA 01747
 (508) 261-3212 - Phone
 www.aen-ea.com

SCALE: 1" = 40 FEET

DATE: 10/17/24

REVISIONS

#	DATE	DESCRIPTION	BY

JOB NO. 24-0043 SHEET: 1 of 2



JEFF TAYLOR & CHERYL TAYLOR

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