

90 Lamartine Street Worcester MA  
43000 Sq Ft Building, 38 Apartments in Construction

(917) 443-4734  
supremefuton@gmail.com



Model Apartment



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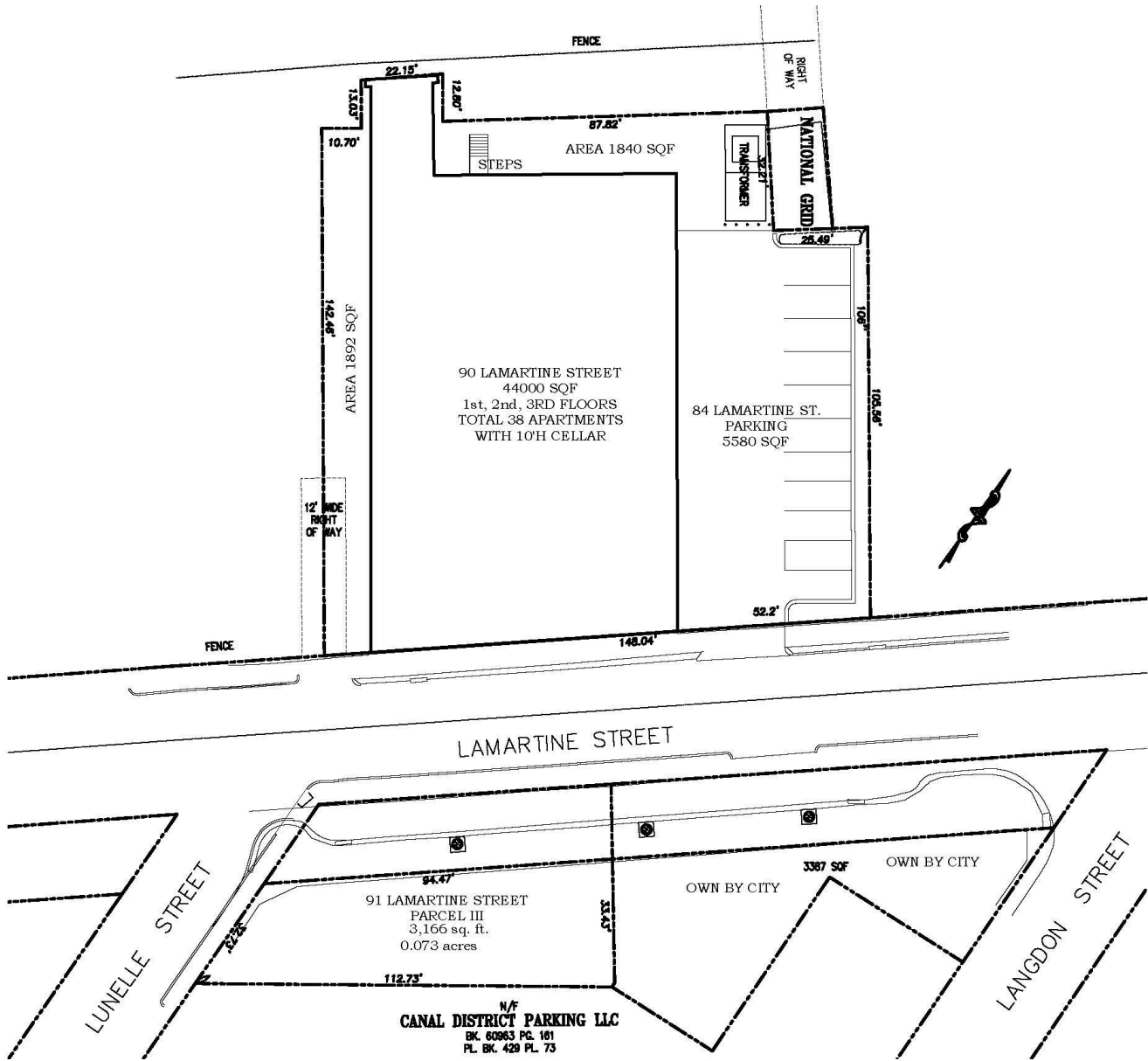


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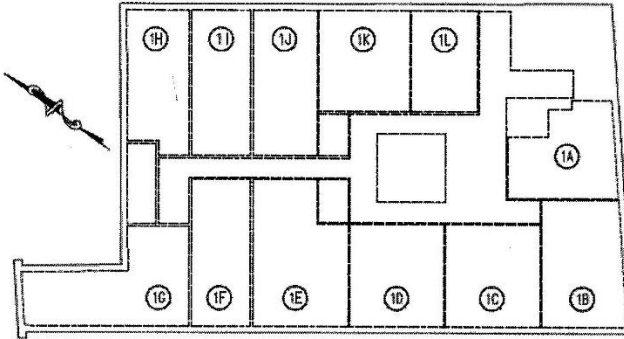
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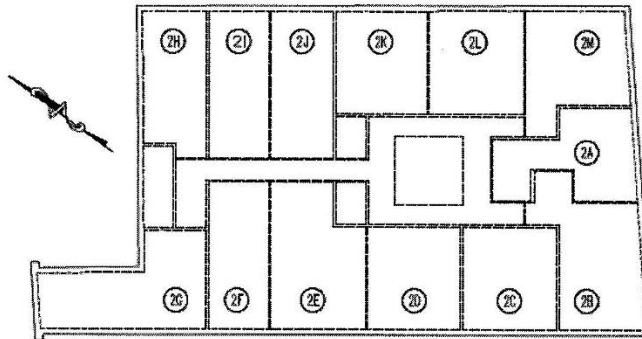
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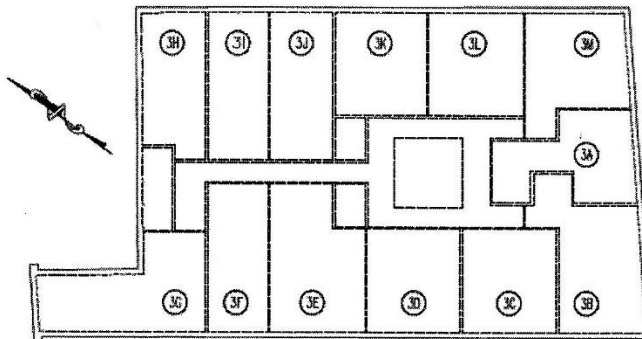
**PROPOSED IMPROVEMENTS LAYOUT**



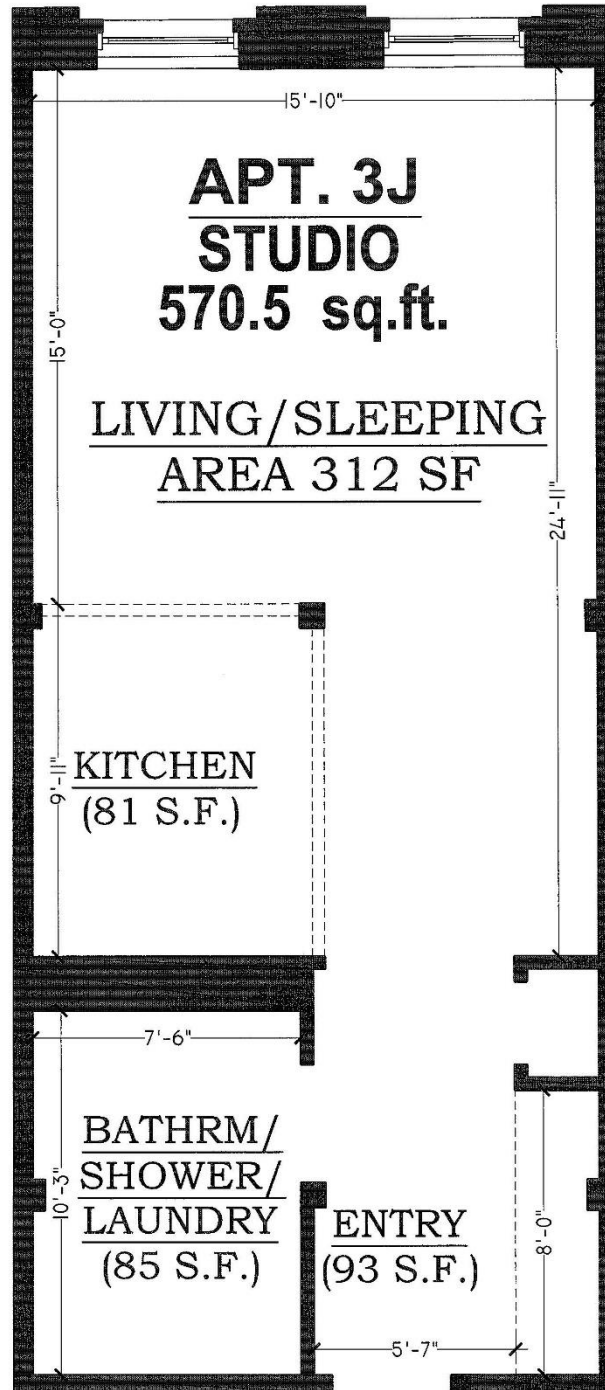
**1ST FL. APARTMENTS DIAGRAM**



**2ND FL. APARTMENTS DIAGRAM**



**3RD FL. APARTMENTS DIAGRAM**



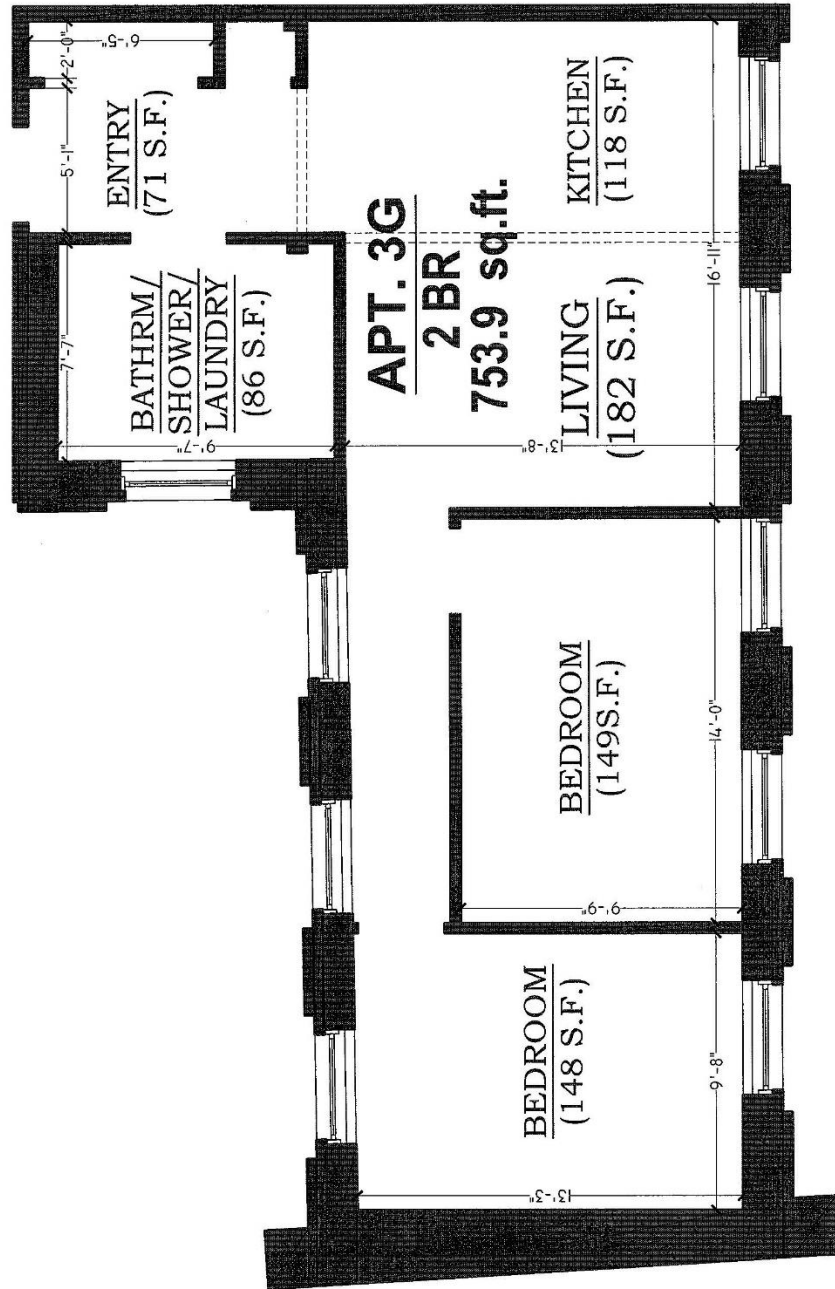


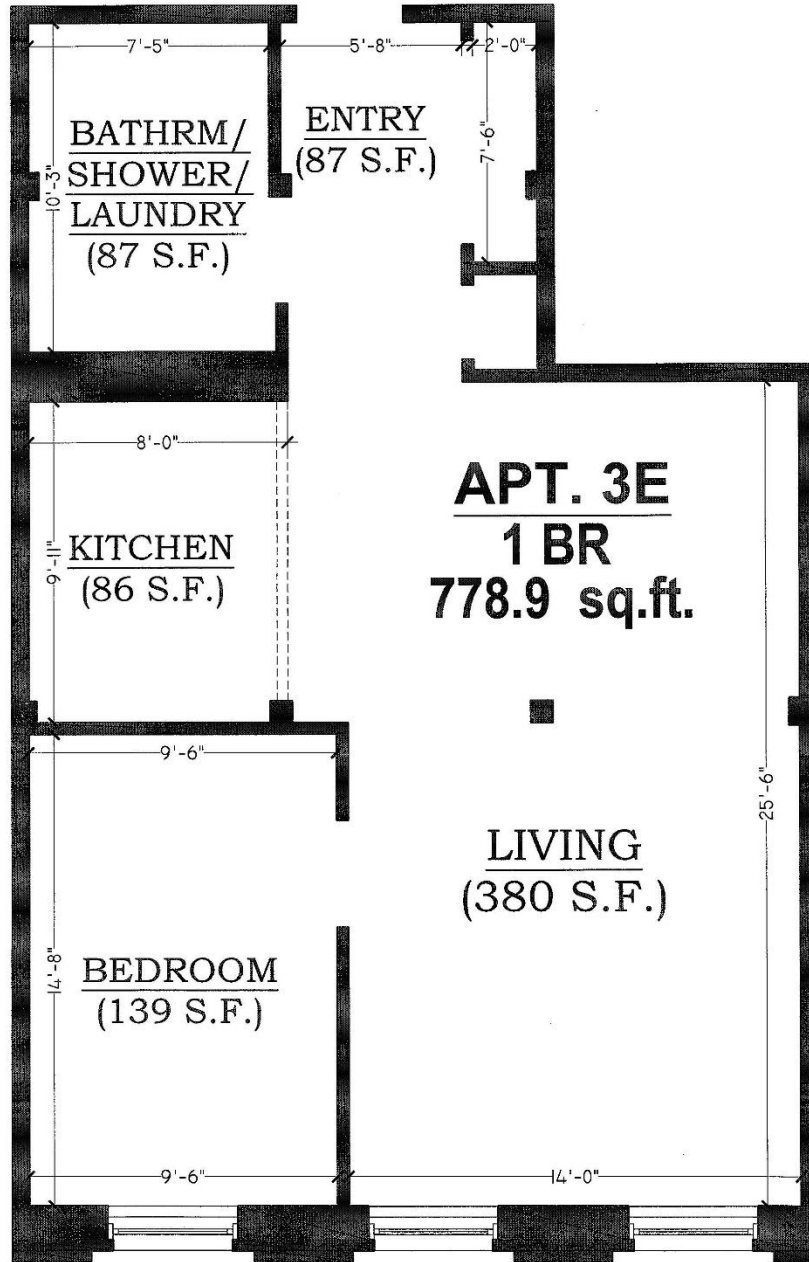
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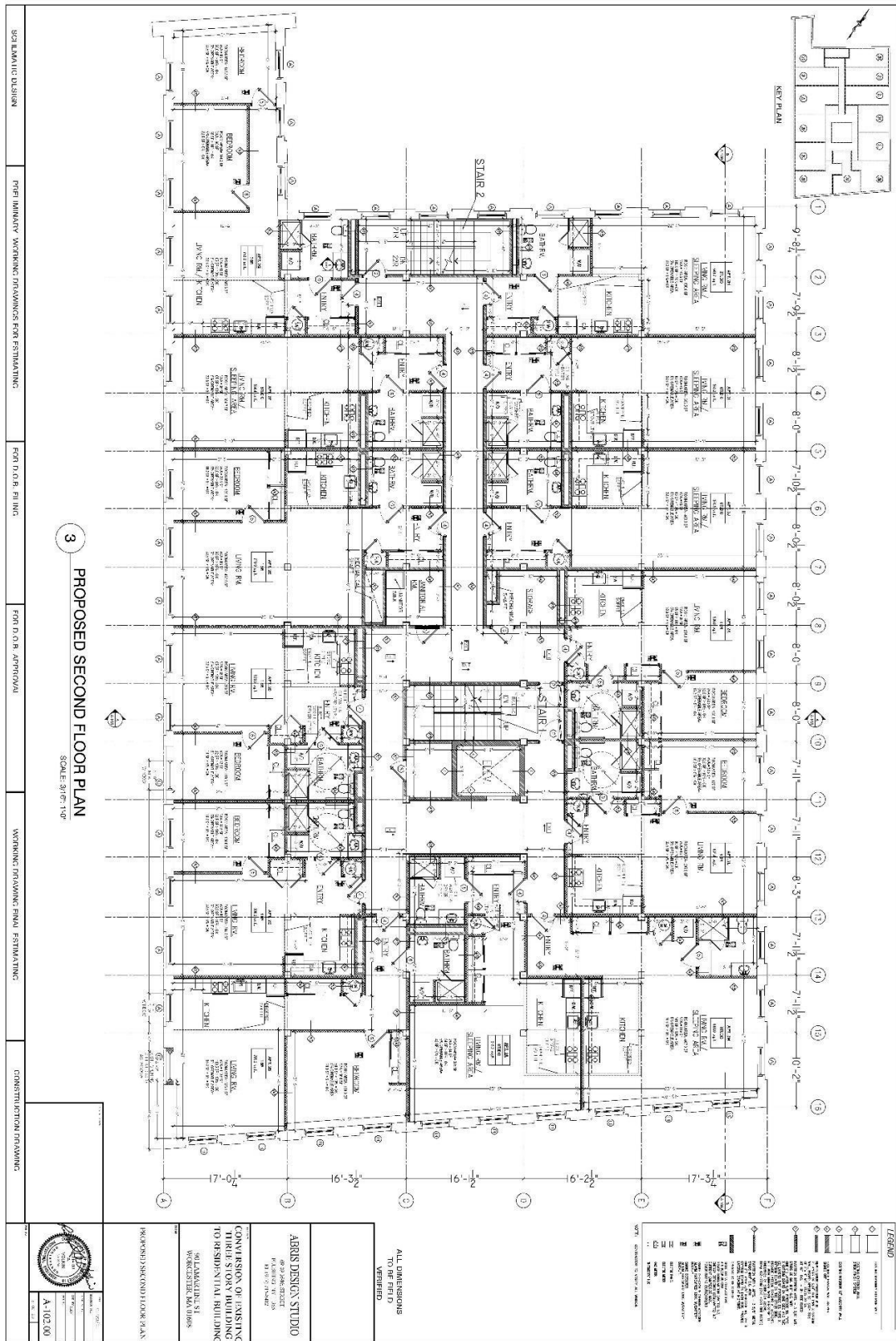
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Worcester is the second largest city in Massachusetts. Primary access is provided by Interstate 290, Route 146 and Interstate 90 (The Massachusetts Turnpike) and is also accessible to Route 9.

The property is located within blocks of Union Station, Central Massachusetts' largest regional transportation hub serving the surrounding communities as well as Boston and New York via the MBTA commuter rail, Lake Shore Amtrak line and numerous local bus routes.

The City of Worcester is currently in the midst of a renaissance with both state and federal support.

The building, which is at 90 Lamartine Street, is located near a new Convention Center and the newly renovated Hanover Square Theater (formerly the Franklin Square Theater). The Massachusetts College of Pharmacy and Health Services built a new campus in downtown Worcester and WPI opened the first facility in their new Gateway Park center in Lincoln Square.

Nearby, is the Worcester Ice Center, home of the Worcester Railers, and ice rink for Worcester State, Worcester Academy and the host of the public skating and curling. The city is home to twelve institutes of higher education, most notably the College of the Holy Cross, which is the oldest Roman Catholic College in New England, the University of Massachusetts Medical School, St. Vincent Hospital and UMass Memorial Medical Center.

Nearby in the neighborhood is the newly constructed Polar Park, the baseball complex that serves as the home of the Worcester Red Sox, the Triple-A level affiliate of the Boston Red Sox. The stadium is part of a \$240 million redevelopment of Worcester's Kelley Square and Canal District.

At a meeting of the City of Worcester Planning Board, on August 17, 2022, the Board approved the request for Special Permits for 84 and 90 Lamartine Street to (1) allow a multi-family use in the AROD (Article XV, Section 3.A) and (2) modify the parking, loading, layout, and dimensional requirements for off-street parking and loading in the AROD (Article XV, Section 5.D) and associated site improvements at 91 Lamartine Street. This will allow the owner to renovate the existing building for use as a multi-family dwelling with 38 units and provide for associated surface parking for 10 spaces

#### Construction Class

Building construction class is as follows:

C- Masonry/concrete exterior walls and wood/steel roof and floor structure, exc.  
Concrete slab on grade

The construction components are in working condition and adequate for the building.