

NAI Glickman Kovago & Jacobs
18 & 23 Hammond Street
Worcester, MA

For sale

**Commercial Bldg.
& Land**
Worcester, MA



Building and Lot For Sale

Great location on Hammond Street in Worcester. The three-story building has 17,807sf with parking available across the street containing approximately 20 spaces with potential to nearly double in size. 75% of the roof has been replaced with a rubber membrane roof. A new fire alarm system was recently installed. Easy access to Main Street, Southbridge Street, and I-290. The building was originally occupied by a nursing home, but is now being used as office space.

BUILDING SIZE	17,807 SF
ACREAGE	0.31 acre (bldg) 0.24 acre (lot)
YEAR BUILT	1965
ZONING	RG-5
UTILITIES	Public water and sewer
ROOF TYPE	Rubber membrane
CONSTRUCTION	Brick and concrete block
ELECTRICAL SYSTEM	3 phase, 208/120 voltage, 225 amps
SPRINKLER SYSTEM	Wet
HEAT	6 zones, FHW by natural gas
GENERATOR	70,000 w (Kohler)
TRAFFIC	10,987 ADT
PRICE	\$800,000

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

**CONTACT BROKER
FOR MORE INFORMATION**

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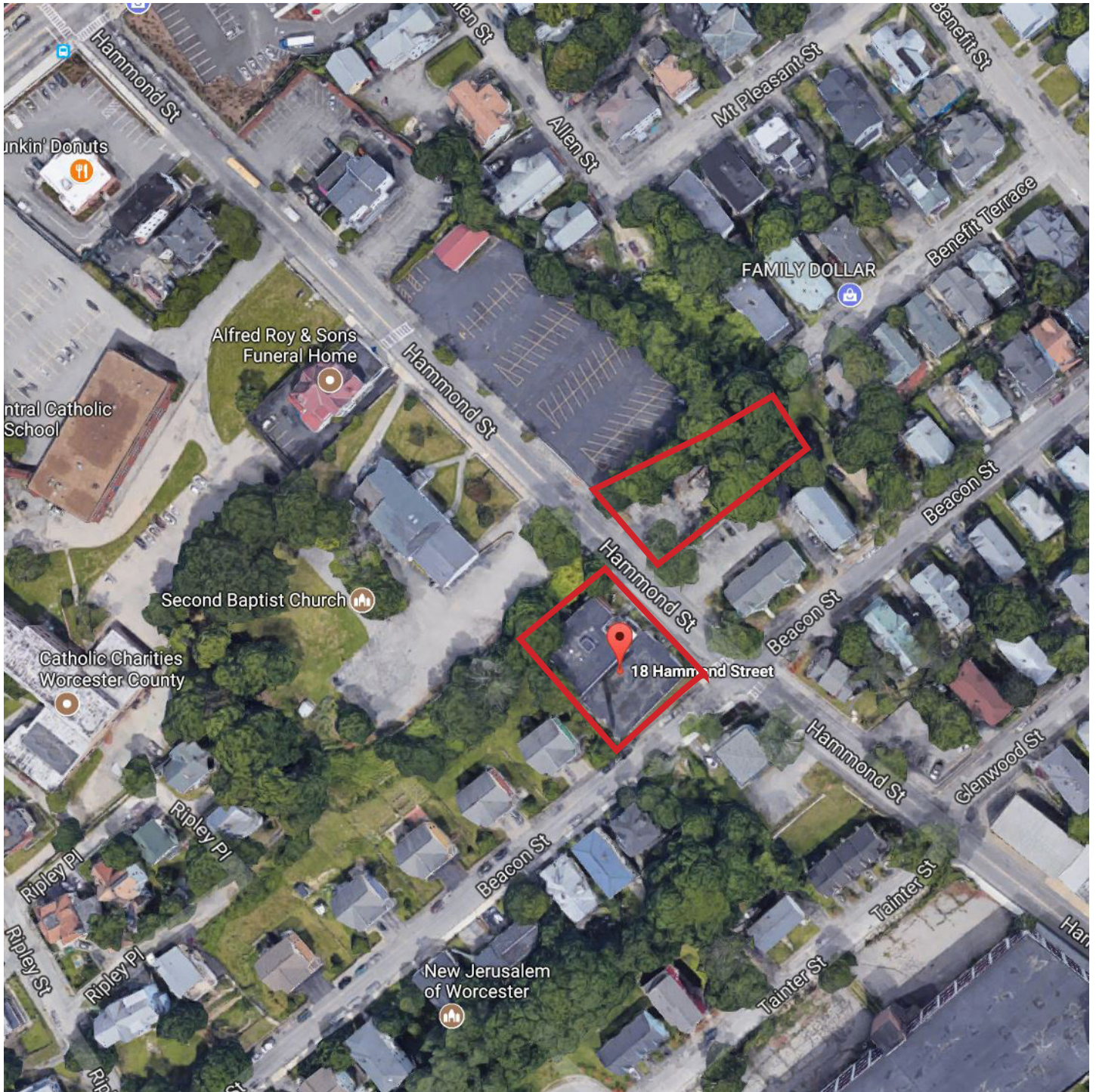
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Site plan | 18 Hammond Street



Site plan - parking lot | 23 Hammond Street

