



482 Park Ave

482 Park Ave, Worcester, MA 01603



NRT



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482 Park Ave

\$795,000

Mixed-use property in a great location available for investment opportunity. With a prominent Park Ave Location and off-street parking, this mixed use property offers a lot of upside. This well maintained building houses a successful restaurant, a licensed massage therapist, and 3 bed residential apartment. Many recent updates throughout including HVAC, Mini-splits, vinyl siding, roof maintenance, upgraded electric panels/wiring, and water heaters. Off-street parking. Extremely successful Business is for sale for an additional \$109,900. You will not be disappointed -- schedule a showing today!...

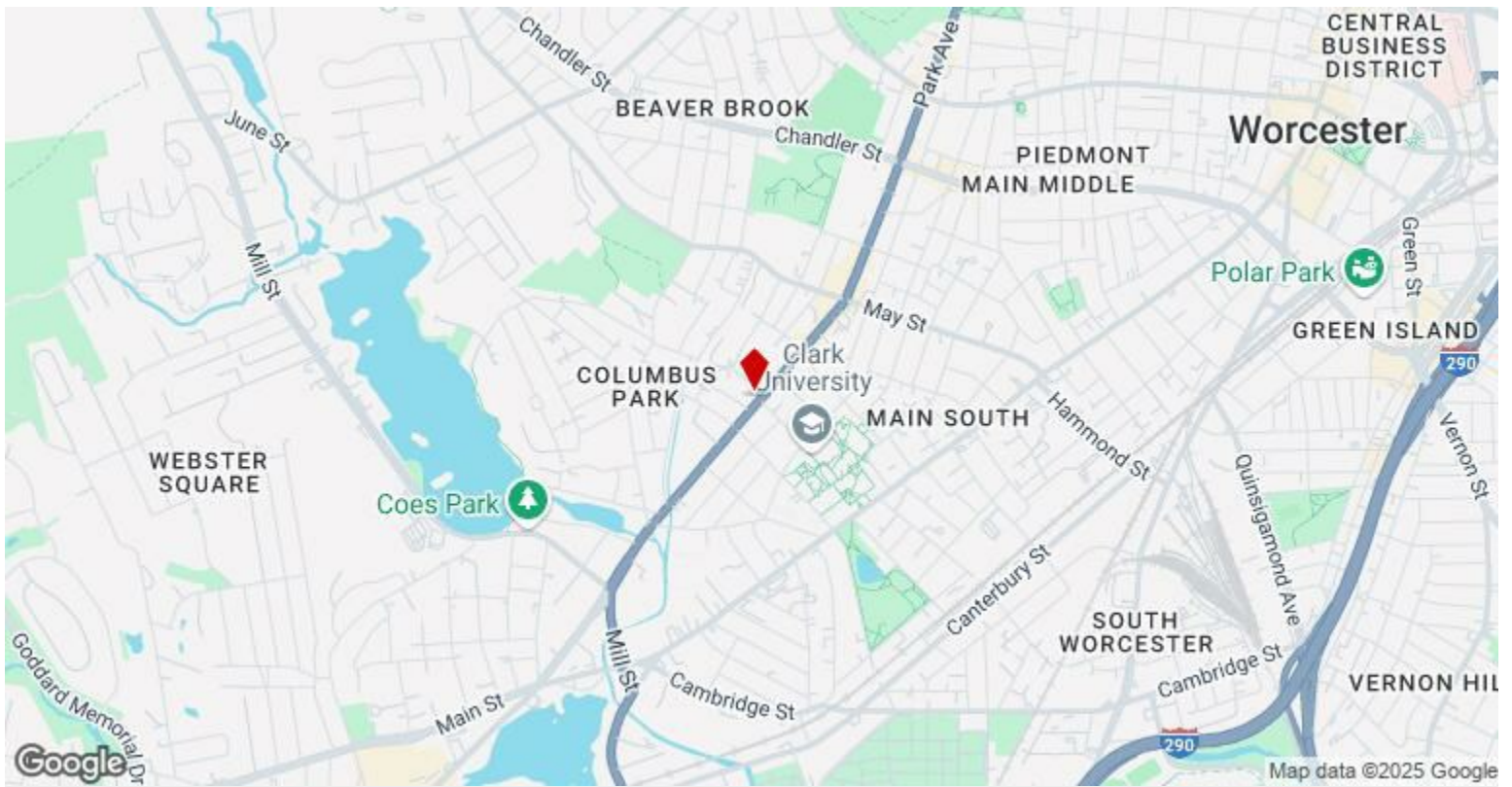
- Heavy Traffic Day and Night
- Off-Street Parking
- Major renovations in 2019-2024
- i.e. HVAC, Electric, Roof, Windows, Back Deck/stairs/concrete for 2nd fl apt.



Price:	\$795,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.00%
Lot Size:	0.12 AC
Gross Building Area:	2,652 SF
No. Stories:	2
Year Built:	1920
Tenancy:	Multiple
Parking Ratio:	1/1,000 SF
Zoning Description:	BG-3
APN / Parcel ID:	WORC-000014-000009-000030
Walk Score @:	83 (Very Walkable)

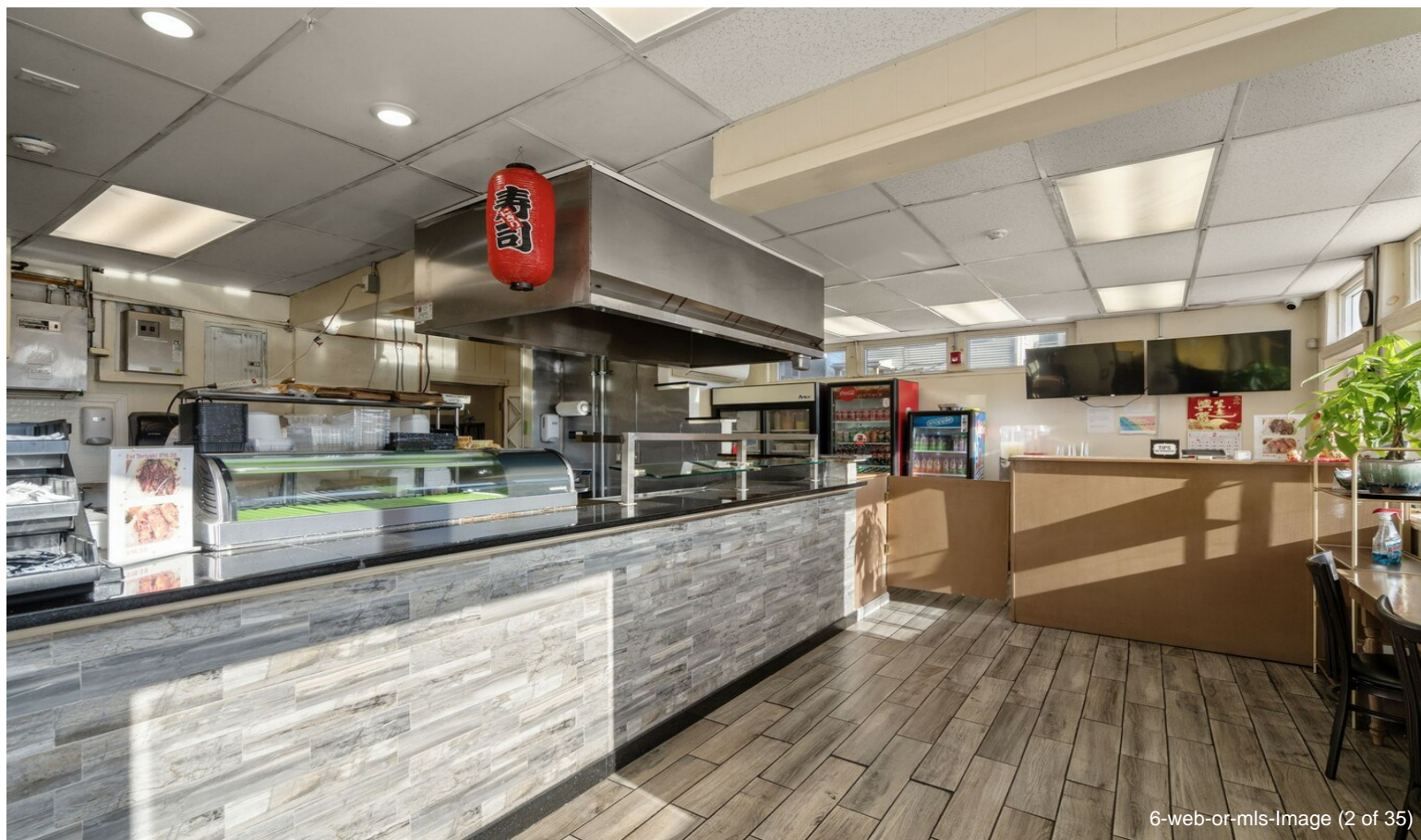
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Asian Island	1,000	
Kisoro	1,000	



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Property Photos



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11-web-or-mls-Image (7 of 35)



12-web-or-mls-Image (8 of 35)

Property Photos

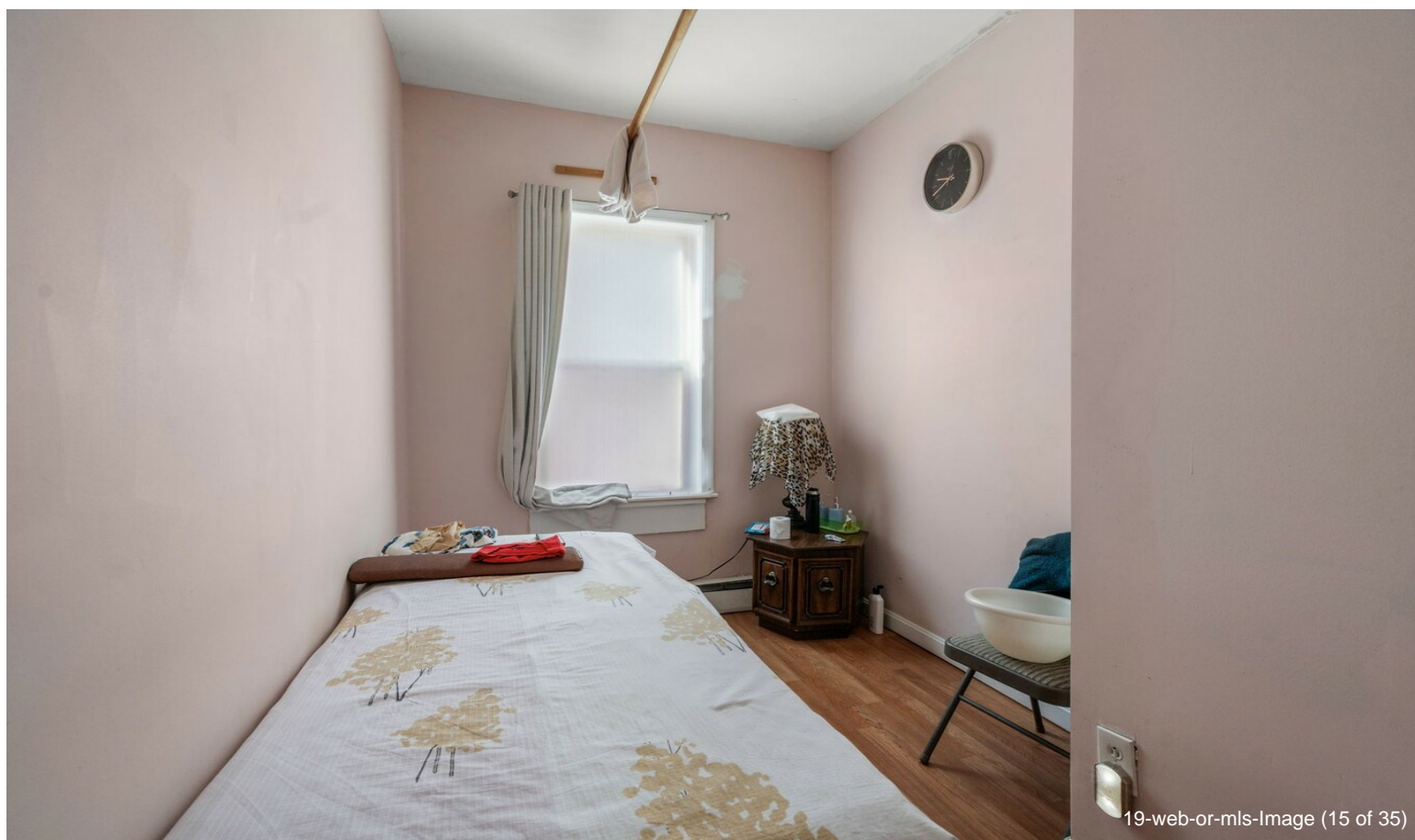


16-web-or-mls-Image (12 of 35)



17-web-or-mls-Image (13 of 35)

Property Photos



Property Photos



20-web-or-mls-Image (16 of 35)



21-web-or-mls-Image (17 of 35)

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22-web-or-mls-Image (18 of 35)

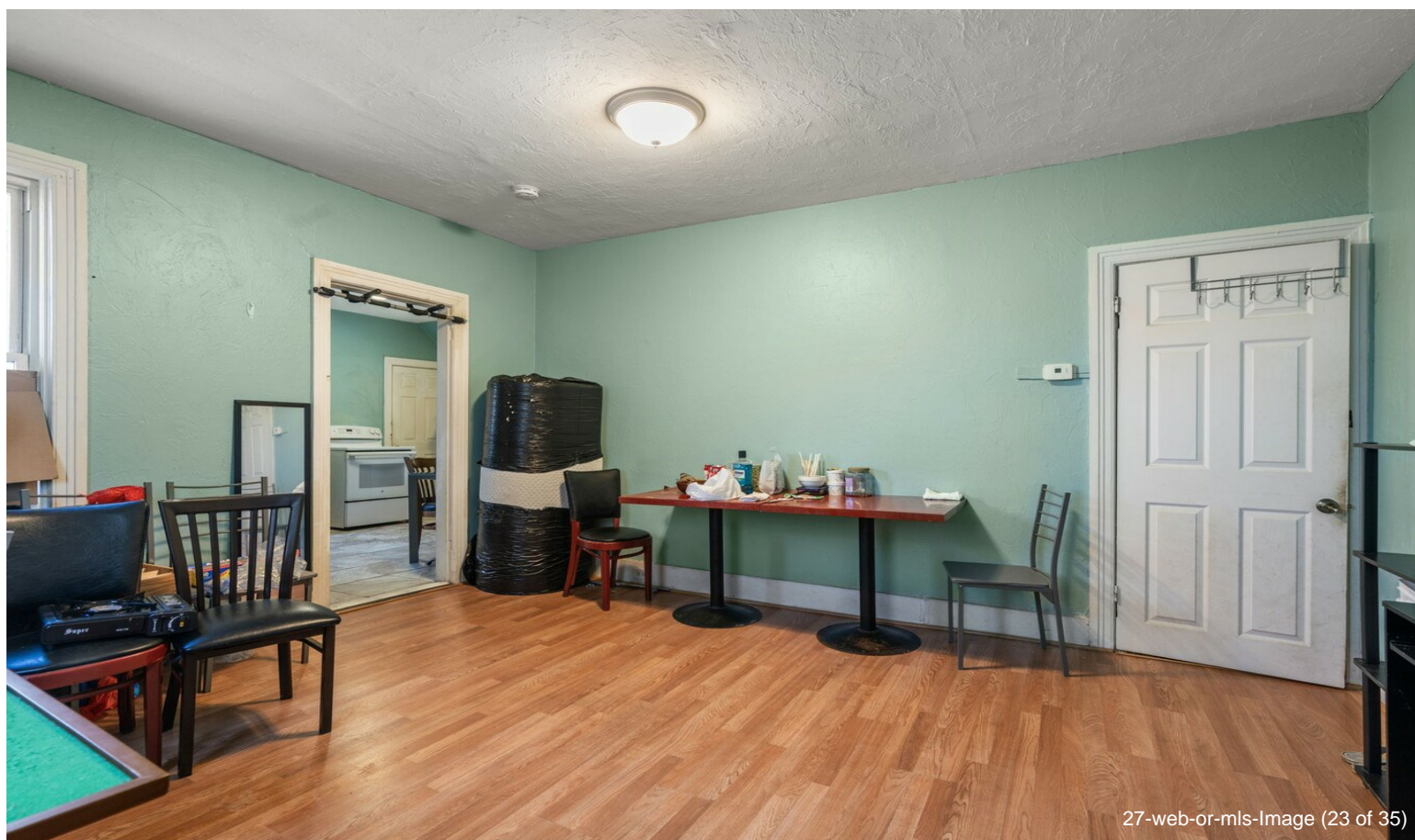


23-web-or-mls-Image (19 of 35)

Property Photos



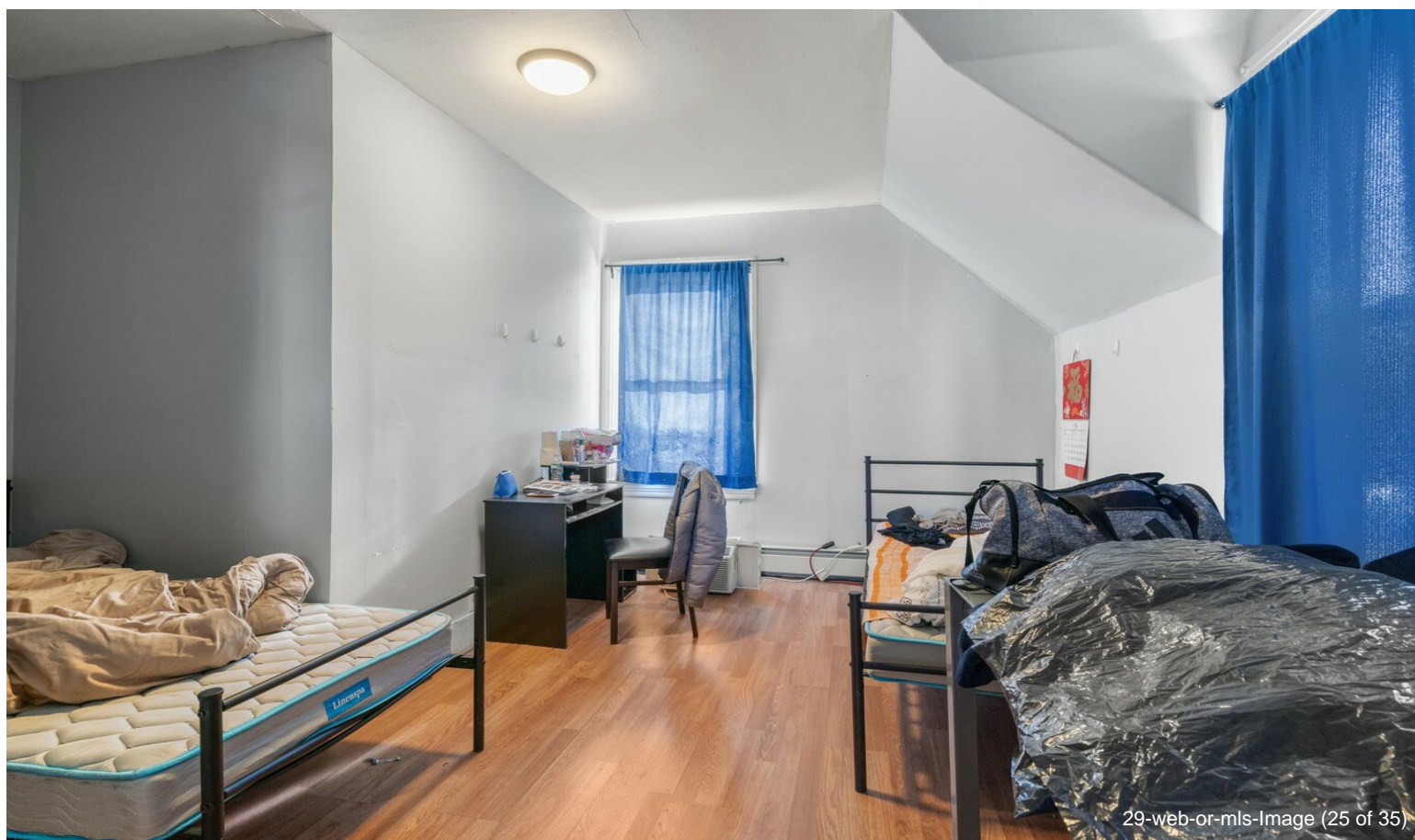
Property Photos



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28-web-or-mls-Image (24 of 35)



29-web-or-mls-Image (25 of 35)

Property Photos



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14-web-or-mls-Image (10 of 35)

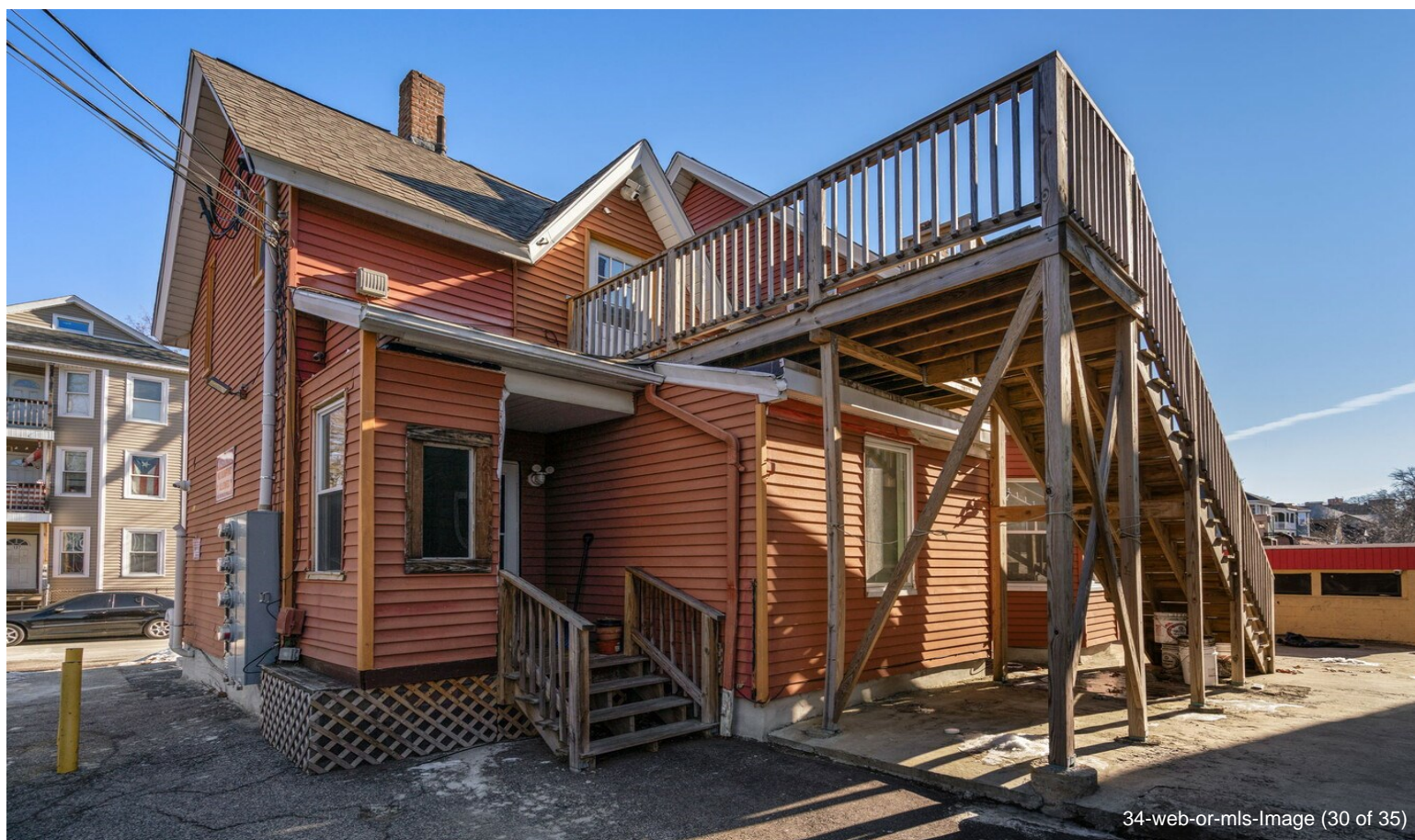


30-web-or-mls-Image (28 of 35)

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33-web-or-mls-Image (29 of 35)



34-web-or-mls-Image (30 of 35)

Property Photos



35-web-or-mls-Image (31 of 35)



2-web-or-mls-Image (32 of 35)

Property Photos

