

# 19 Wells Street

WORCESTER, MASSACHUSETTS



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## PROPERTY OVERVIEW

Drew Higgins and Will Kelleher of Kelleher & Sadowsky Associates, Inc. are pleased to present 19 Wells Street, Worcester, MA for sale.

This ±9,572 SF Flex/Industrial building is ideally suited for both owner-users and/or investors. Currently configured as a woodworking shop, the space is versatile and can be easily adapted for a single tenant or subdivided for multiple users.

The building features ±1,200 SF of office space, with the balance comprised of warehouse/flex industrial space. Advantageously located on Wells Street the building is just minutes from Shrewsbury Street, Route 9, and Downtown Worcester, offering excellent accessibility.

With the flexible zoning ML 1.0 (Light Manufacturing), the property supports a wide range of potential uses. Its strategic location provides quick access to Route 9, I-290, I-190, and the Mass Pike (I-90).

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

# Sale Price: \$1,295,000





# PROPERTY SPECIFICATIONS

<b>MBLU</b>	17/026/00008
<b>Building Size</b>	±9,572 SF
<b>Land Area</b>	±0.56 Acres
<b>Zoning</b>	ML 1.0
<b>Utilities</b>	City of Worcester water & sewer, natural gas, National Grid electric
<b>Year Built</b>	1965
<b>Parking</b>	±20 spaces plus additional on-street parking on Wells Street
<b>Power</b>	200 Amp Service
<b>Loading</b>	Three (3) drive-in doors (16' x 12', 14' x 12', 12' x 12')
<b>Roof</b>	Rubber Membrane
<b>Ceiling Height</b>	±14' Clear
<b>FY 2025 RE Taxes</b>	\$16,997.20
<b>Sale Price</b>	\$1,295,000



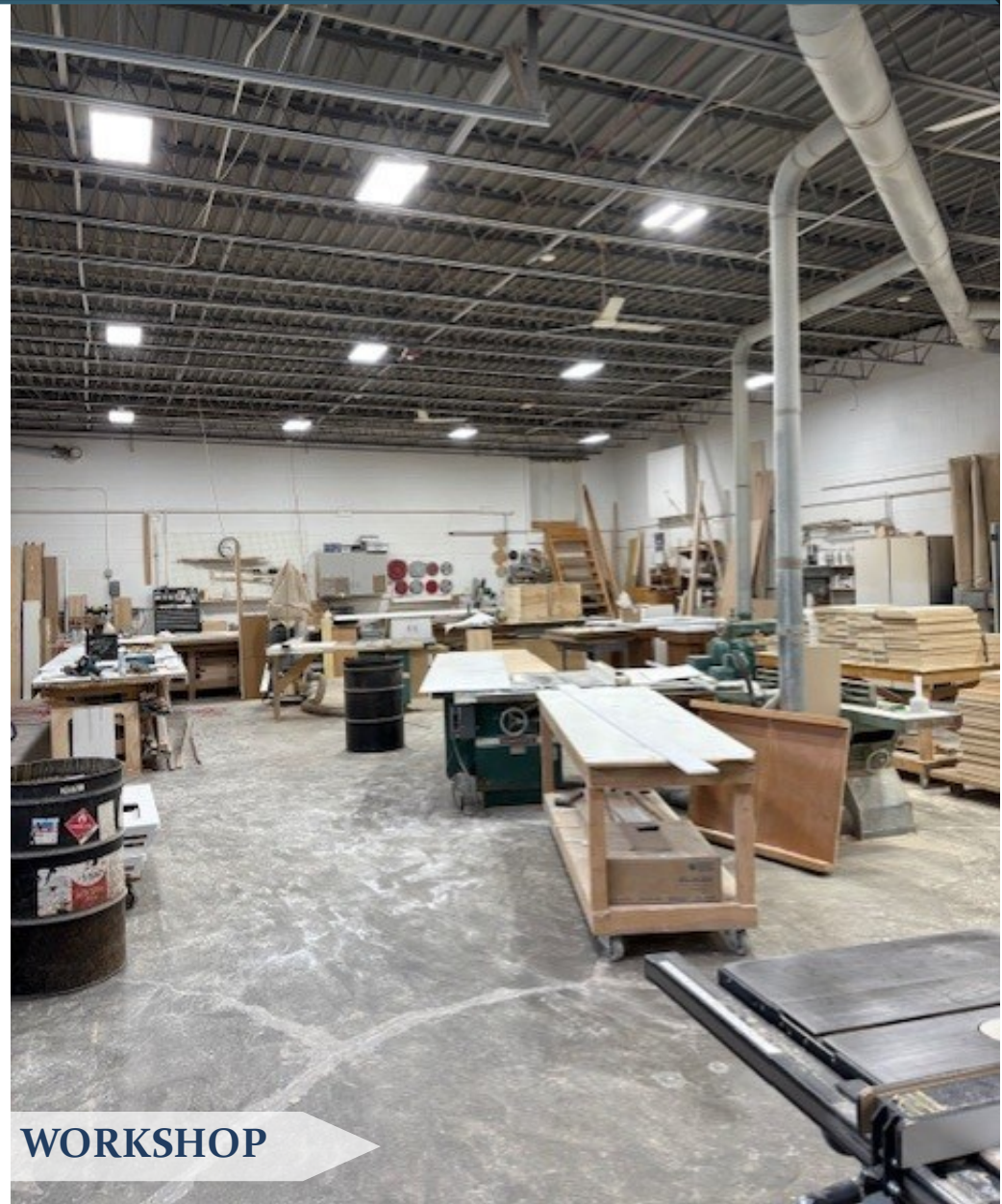
# PROPERTY IMAGES



WORKSHOP



OFFICE



WORKSHOP



# LOCATION





# AREA AMENITIES





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