

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 $\pm 9,572$ 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 $\pm 1,200$ 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

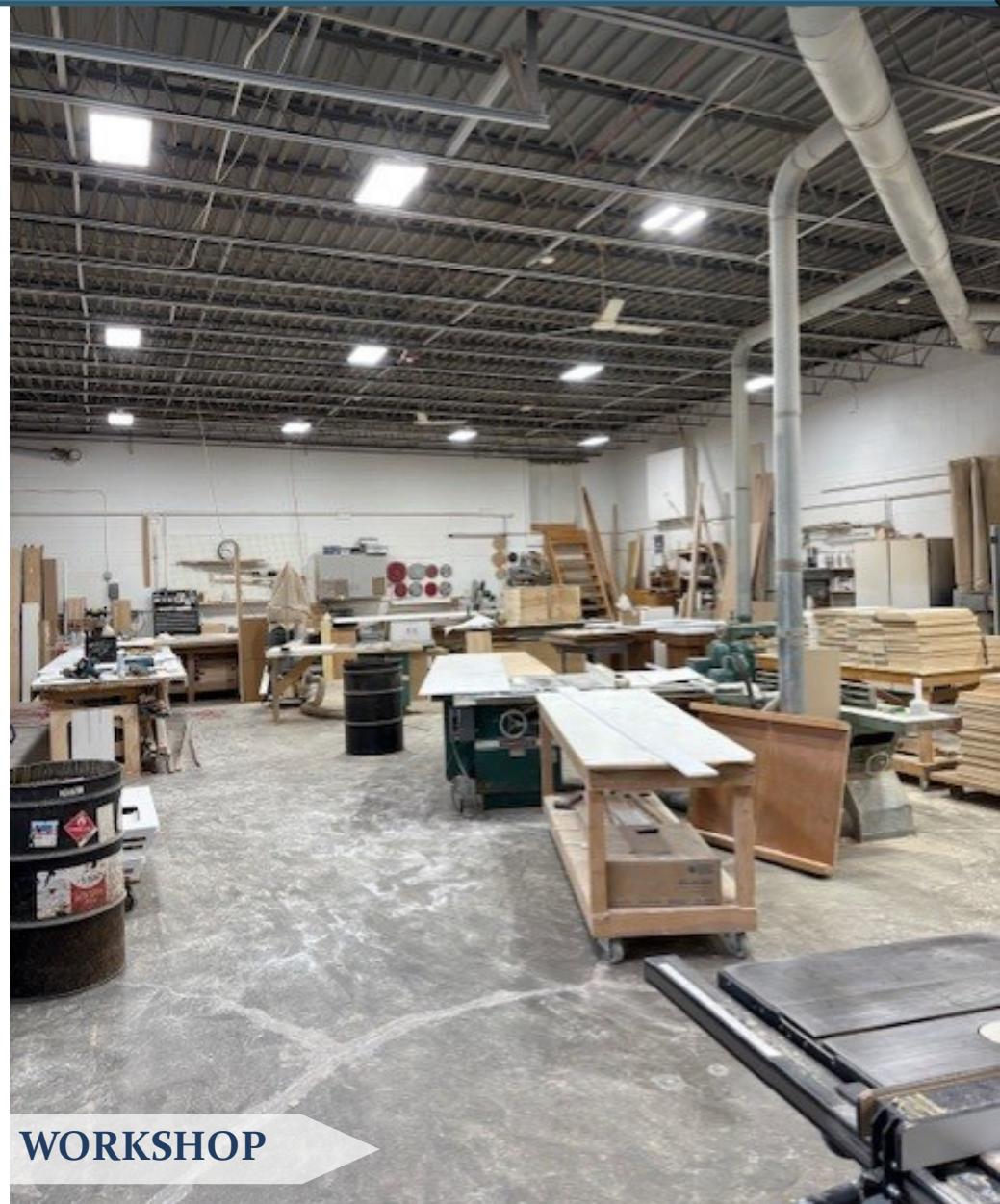


MBLU	17/026/00008
Building Size	±9,572 SF
Land Area	±0.56 Acres
Zoning	ML 1.0
Utilities	City of Worcester water & sewer, natural gas, National Grid electric
Year Built	1965
Parking	±20 spaces plus additional on-street parking on Wells Street
Power	200 Amp Service
Loading	Three (3) drive-in doors (16'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

PROPERTY IMAGES



WORKSHOP



WORKSHOP

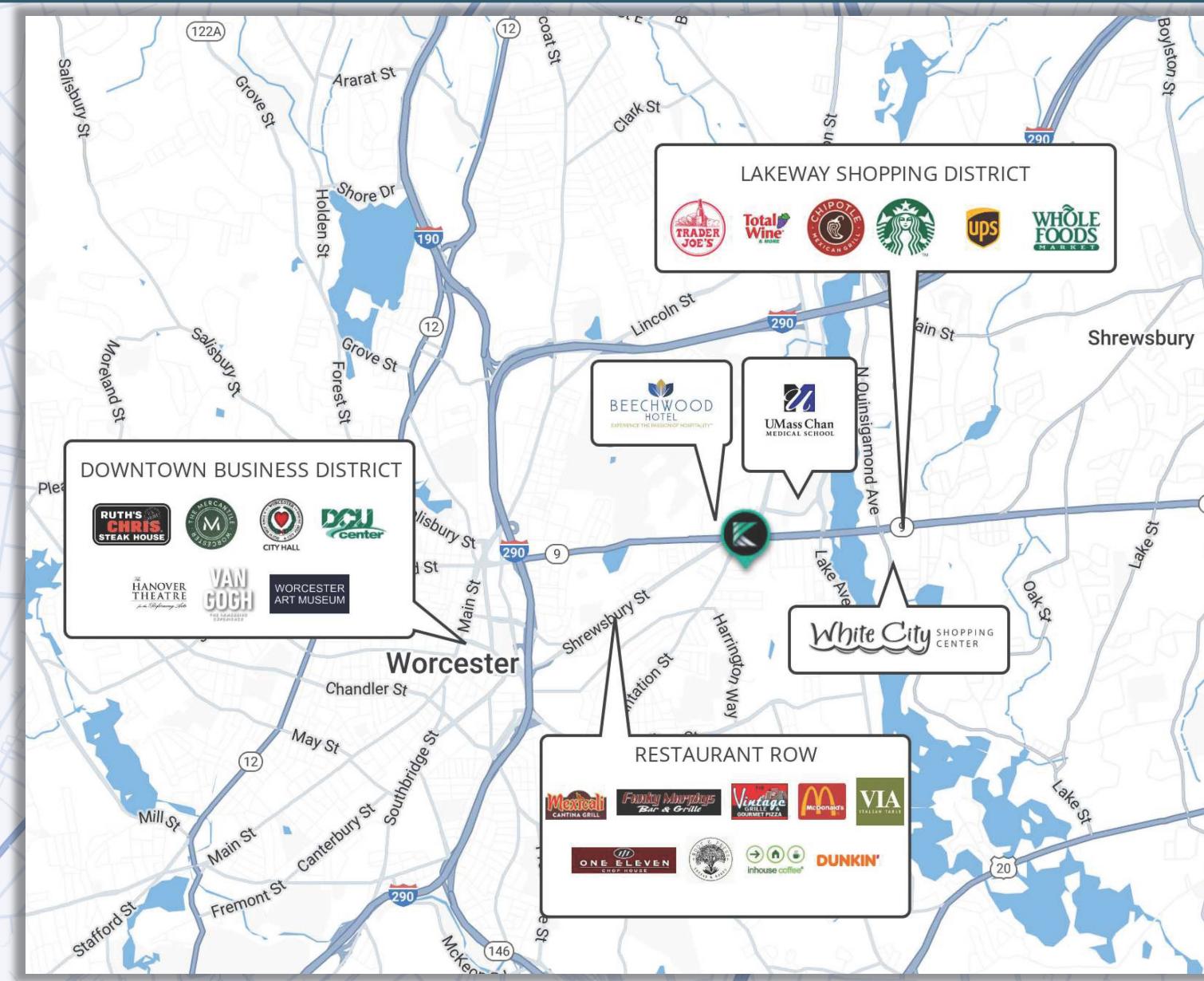


OFFICE

LOCATION



AREA AMENITIES



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