

MULTI-TENANT INVESTMENT OPPORTUNITY
OFFICE BUILDING FOR SALE

146 WEST BOYLSTON DRIVE

Worcester, MA 01606



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present the opportunity to acquire 146 West Boylston Drive in Worcester, Massachusetts — two exceptionally well-maintained commercial buildings situated on a beautifully landscaped one-acre parcel of land.

This property is a former recipient of the prestigious Silver Hammer Award, recognizing the high-quality construction, design, and upkeep that define this asset. The buildings have been thoughtfully maintained and are in excellent physical condition, offering long-term stability and curb appeal for both investors and tenants alike.

The main building features four well-established tenants, each benefiting from modern buildouts and efficient layouts. The secondary building is home to a single tenant, contributing to a diversified and consistent income stream. Each building is 100% occupied.

With ample on-site parking and easy access from West Boylston Drive (Route 12), the property offers superior convenience for tenants and visitors. The property is seconds away from the I-290/I-190 connector and its location within Worcester’s vibrant commercial corridor provides proximity to major highways, retail amenities, and downtown Worcester, making it a strong addition to any investment portfolio.

OFFERING SUMMARY

Building Size:	Office: 15,867 SF Garage: 1,625 SF Total: 17,492 SF
Water & Sewer:	City of Worcester
Electric:	National Grid
Gas:	Eversource
Elevator:	One (1)
Zoning:	MG-1.0
Parking:	40 - 45 vehicles
Sprinkler:	Fully Sprinklered
RE Taxes:	\$48,562.61
Sale Price:	\$2,295,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,221	45,861	92,132
Total Population	12,610	114,838	240,969
Average HH Income	\$107,466	\$99,695	\$101,618





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Location Map



Map data
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