

OFFICE BUILDING FOR SALE

42 LAKE AVENUE

Worcester, Massachusetts



BRIAN JOHNSON

774.272.1112

johnson@kelleher-sadowsky.com

DREW HIGGINS

508.635.6784

higgins@kelleher-sadowsky.com





PROPERTY DESCRIPTION

Drew Higgins & Brian Johnson of Kelleher & Sadowsky are pleased to introduce the availability of 42 Lake Avenue, Worcester, Massachusetts as available for sale. The ±8,186 square foot building offers three floors of professional office space with a 28-space off-street parking lot. The property is conveniently located on Lake Avenue near Route 9 and Route 20, providing access to I-290 and I-190. In addition, the property is within a 5-minute drive of area amenities that include restaurants, banks & shopping along Shrewsbury Street, White City Plaza, Lakeway Commons and Quinsigamond Plaza. 42 Lake Avenue, Worcester is located across from the UMass Memorial Medical Center's University Campus and the UMass Chan Medical School. There are currently two tenants in the building on an at-will basis, making this a great owner-occupant opportunity for a growing business or a value-add opportunity for an investor. Please give us a call today to schedule a tour!

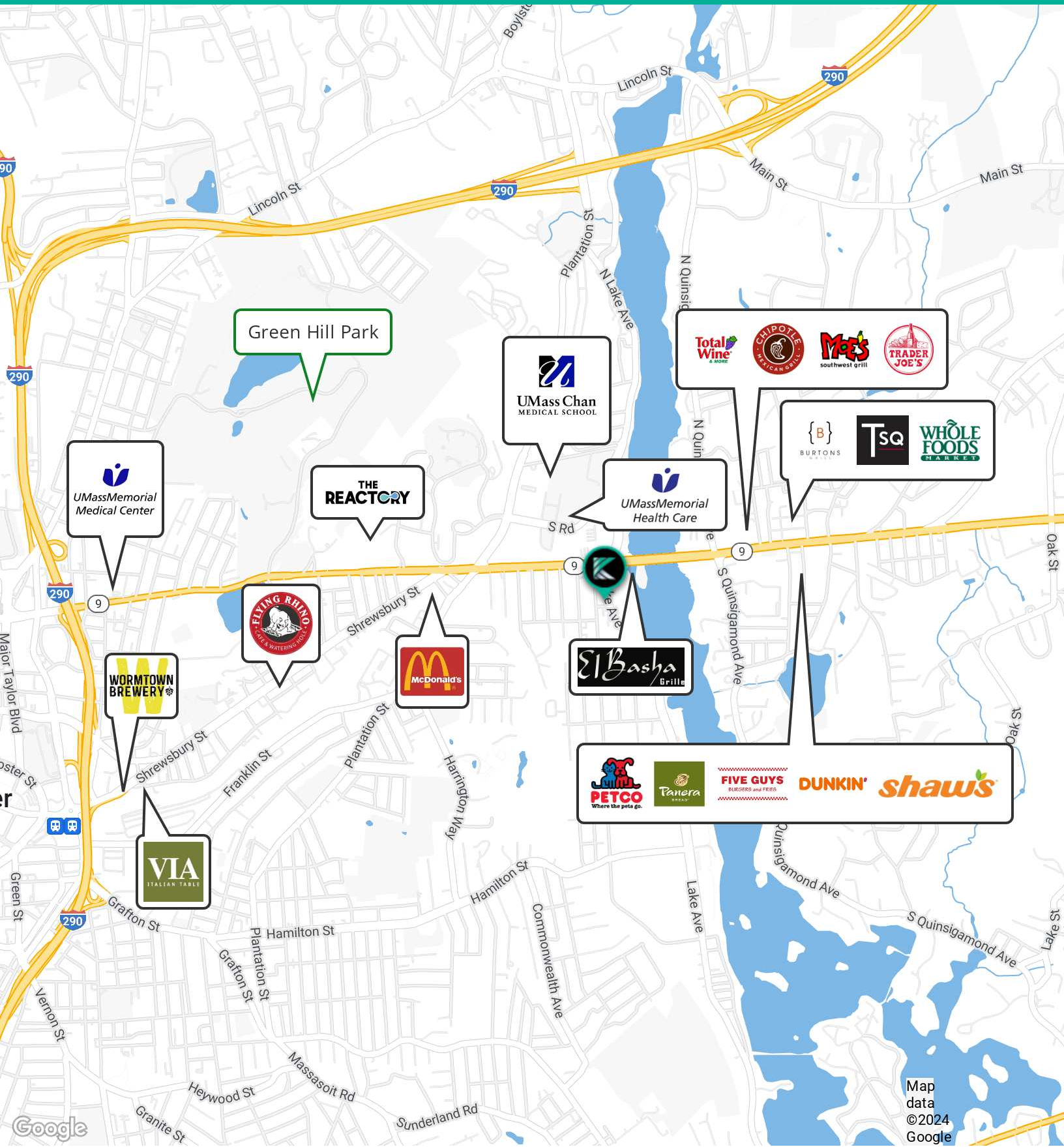
OFFERING SUMMARY

Building Size	±8,168 SF
Lot Size:	±0.33 acres
Property Type	Office
Year Built	1960
Zoning	Business Limited - 1 (BL-1)
Utilities	City of Worcester water & sewer, gas HVAC system
Parking	28 Spaces
FY2024 RE Taxes	\$22,626.14
Sale Price	\$975,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,716	50,541	98,546
Total Population	12,871	126,187	257,110
Average HH Income	\$105,939	\$90,285	\$105,695





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