

NAI Glickman Kovago & Jacobs



MULTIFAMILY | HISTORIC LANDMARK FOR SALE

**139 GRAND STREET
WORCESTER | MA**

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Home to the oldest bar in the city: Guertin's Cafe



3 Multifamily Units



Established Bar on first floor -
Owner to do a sale leaseback for
additional cashflow

Asking Price:	\$950,000
Building SF:	7,664 SF
Year Built/Renovated:	1900/2024
Current Rental Income	\$87,600
Current NOI	\$57,583.11
Current Cap Rate	6.09%
Pro-forma Income	\$117,600
Pro-forma NOI	\$83,757.00
Pro-forma Cap Rate	8.82%

LOCATION MAP



- **Strategic Positioning:** Vibrant community location, just 2 miles from Clark University and Park Avenue amenities; less than 3 miles to downtown Worcester and major transit routes. Quick connections to employment hubs, schools, public transportation, and vibrant city life.
- **Thriving Community:** Worcester remains a dynamic and inclusive city on the rise, marked by population growth, continued urban revitalization, and expanding infrastructure. As the second-largest city in New England, it presents a supportive landscape for socially conscious and community-oriented developments. 139 Grand Street is ideally positioned near educational institutions such as Clark University, healthcare facilities, local eateries, Polar Park, Downtown Worcester, and numerous public parks and recreational spaces.
- **Idyllic Neighborhood:** Tucked into a well-established neighborhood, offering residents an urban setting with neighborhood convenience. Location in close proximity to I-290, Route 9, and 146.



Focused development +
revitalization efforts underway



Convenient Access
Easy Access to I-290

EXTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS



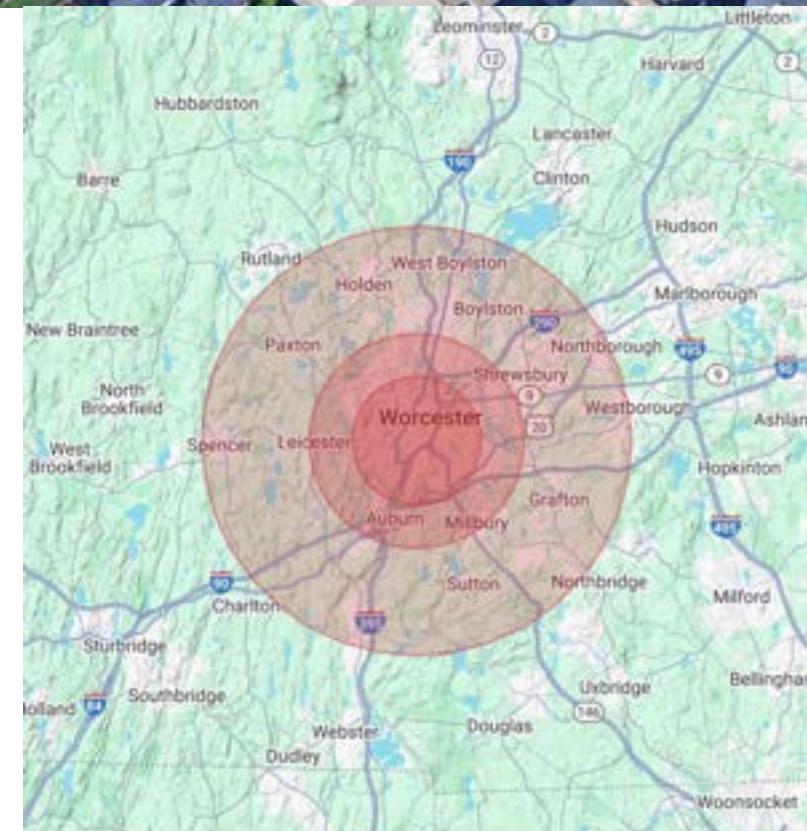
Population

	3 Miles	5 Miles	10 Miles
Total Population	158,851	245,084	380,328
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	38	40	41

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	60,316	95,013	146,261
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$83,614	\$97,102	\$118,299
Average House Value	\$366,241	\$390,675	\$448,000

Demographics data derived from AlphaMap



CONTACT US



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