

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

Historic Worcester Landmark



3 Multifamily Units

2 units fully updated - Rented to Clark University Students



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

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DISTANCE

Clark Univeristy: 0.6 Miles

I-290: 0.6 Miles

Downtown: 1.2 Miles

Union Station: 1.6 Miles

Route 9: 2.2 Miles

LOCATION OVERVIEW

- **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



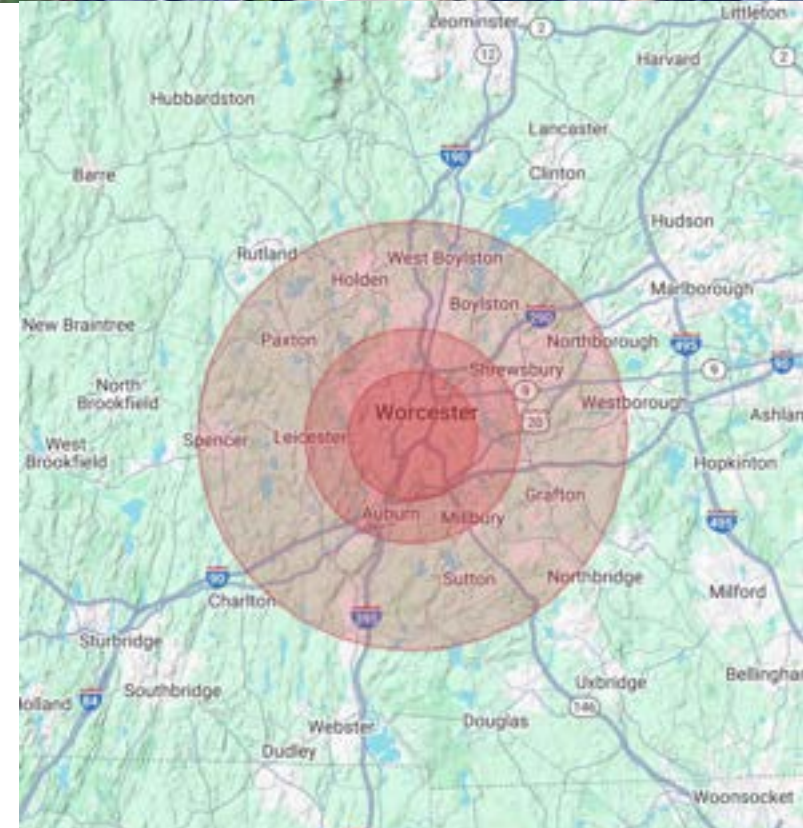
INTERIOR PHOTOS



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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