

FOR SALE OR FOR LEASE



648 PARK AVENUE

WORCESTER, MA 01603



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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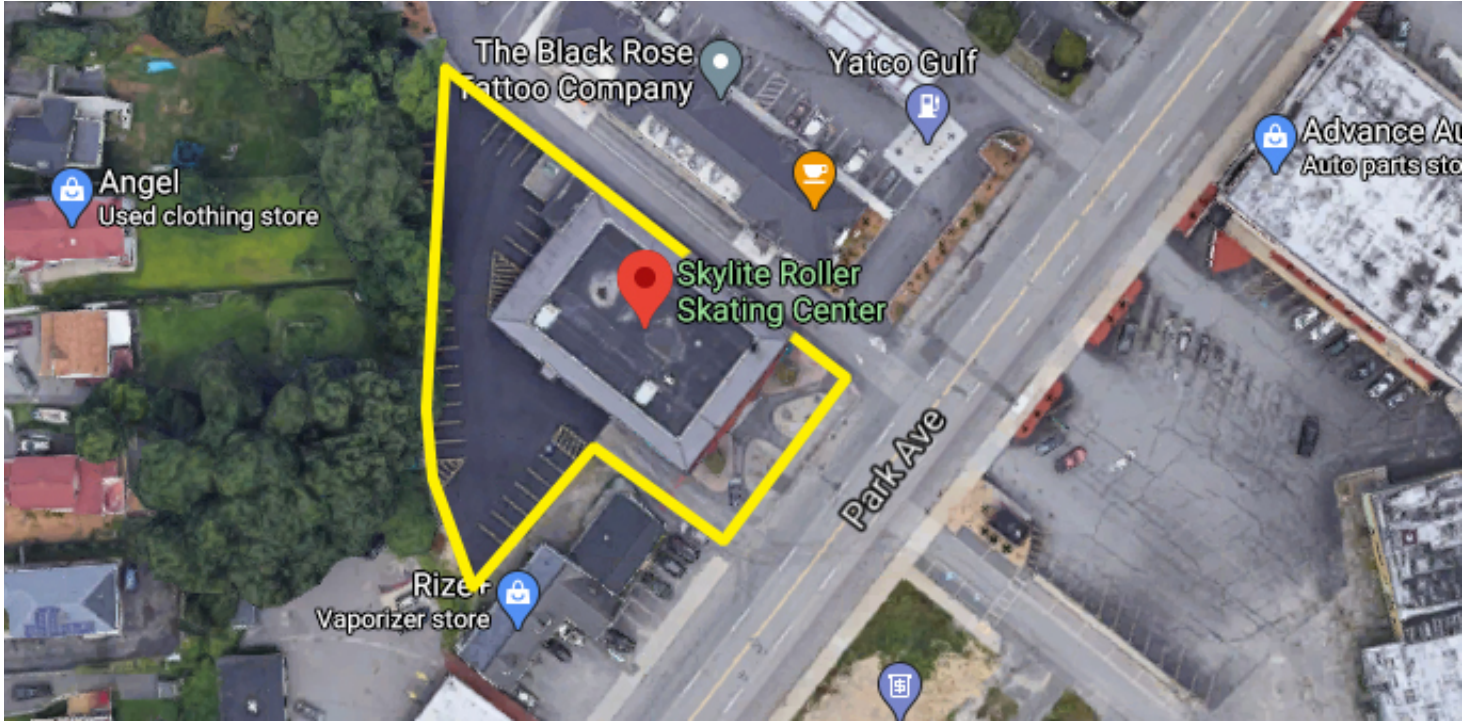
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EXECUTIVE SUMMARY



OFFERING SUMMARY

MBLU:	08-024-00001
Property Type:	Office / Retail / Residential / Religious
Building Size:	10,074 SF
Lot Size:	0.74 Acres
Zoning:	BG 2.0
Construction:	Concrete Block
HVAC:	Natural Gas & Fully Air Conditioned
Parking:	3.2 parking spaces per 1,000 SF
Year Built:	1955
Lease Rate:	Negotiable
Real Estate Taxes:	\$29,588.22
Sale Price:	\$1,175,000

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce this rare opportunity of this freestanding 10,074+- square foot building in Worcester that is situated on 0.74+- acres of land. This building has been the longtime home to Skylite Rolling Skating Center in Worcester. The well-maintained concrete block building is approximately 122' x 60'+-, with zero columns located inside the building and can easily have additional windows installed. There are approximately 32+- parking spaces on-site, which is approximately 3.2 parking spaces per 1,000 square feet. This building is zoned BG 2.0 and has potential for a number of uses including but not limited to office, retail, residential, religious, etc. There is a new Dunkin Donuts/Gas Station development that was just constructed directly next door to the property. Great traffic counts and tremendous location on Park Avenue (Route 9) with great highway access to Route 290, Route 146, I-90 (Mass Pike). Please contact Drew Higgins or Chris Naff for a tour.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,550	45,643	86,816
Total Population	20,939	122,458	225,607
Average HH Income	\$50,720	\$58,136	\$62,127

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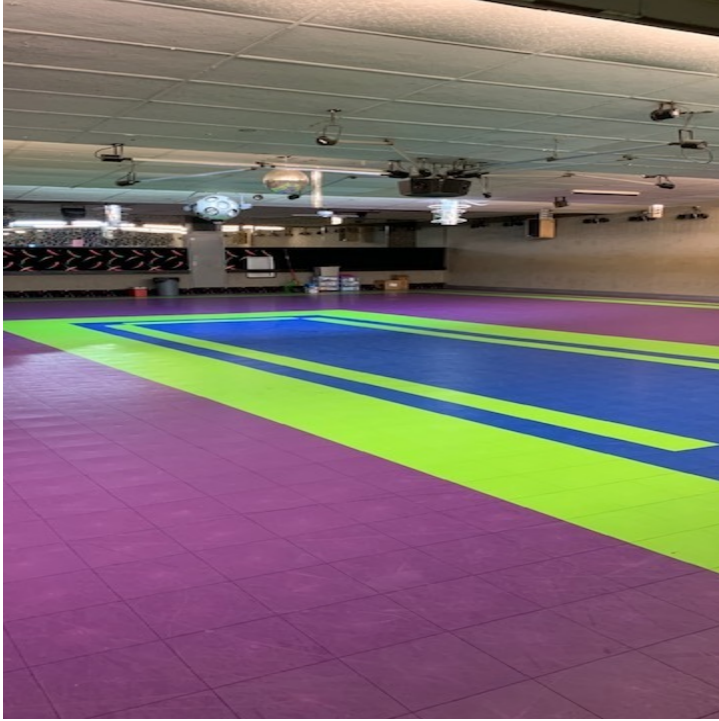
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ADDITIONAL PHOTOS



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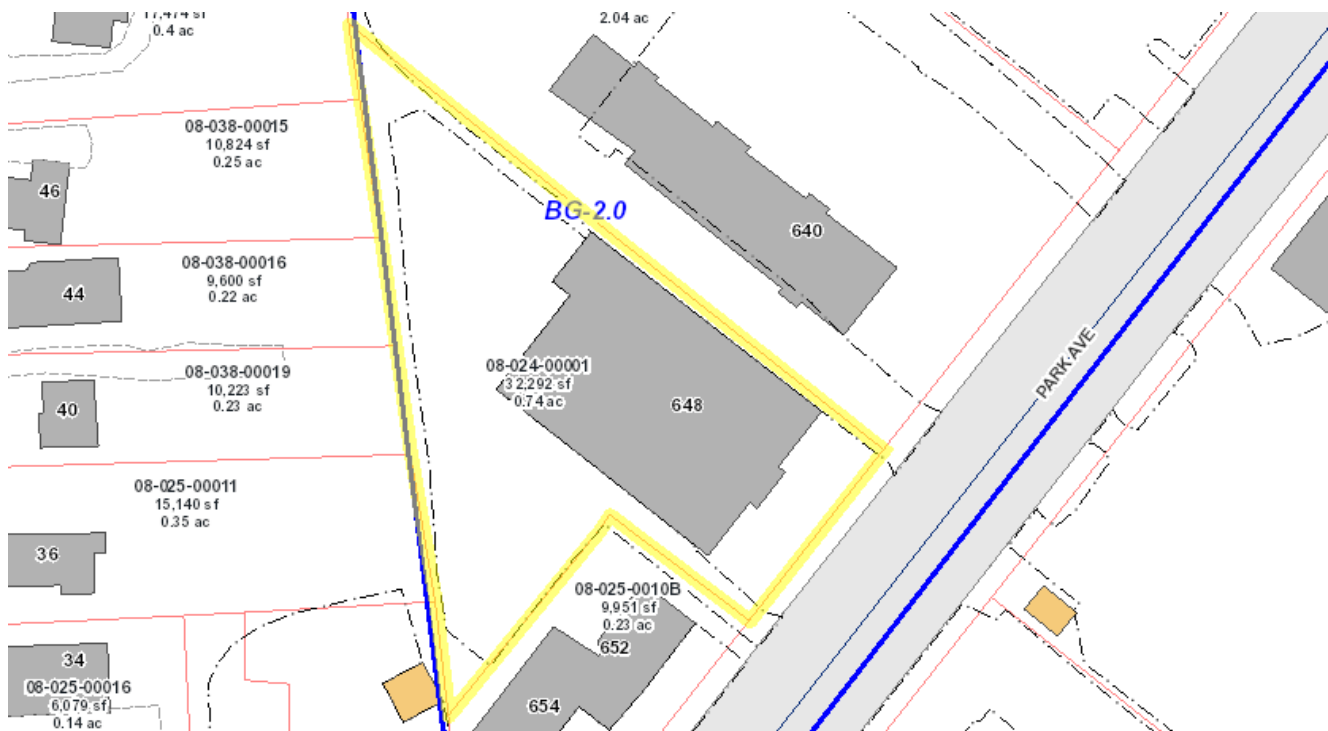
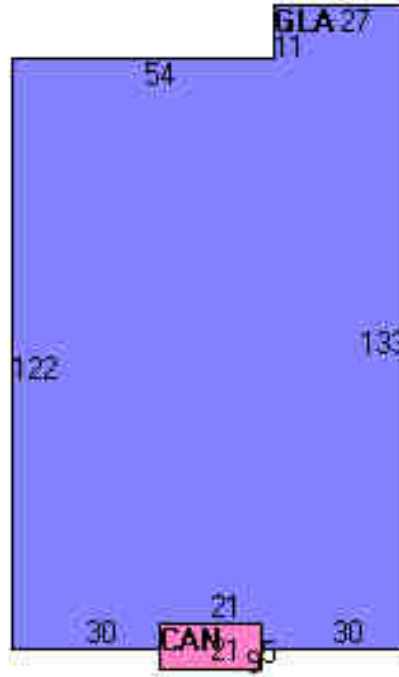
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SITE & FLOOR PLAN



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RETAIL MAP



Google

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