

# FOR SALE OR FOR LEASE



## 55 LINDEN STREET

WORCESTER, MA 01609



**Kelleher  
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

### DREW HIGGINS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

|                    |                                   |
|--------------------|-----------------------------------|
| Property Type:     | Office                            |
| Building Size:     | 9,184 SF                          |
| Lot Size:          | 0.59 Acres                        |
| Zoning:            | RG-5                              |
| Frontage:          | 145' on Linden Street             |
| HVAC:              | Natural Gas/Fully Air Conditioned |
| Parking:           | ±50 including adjacent parcel     |
| Year Built:        | 1972                              |
| Number Of Floors:  | 3                                 |
| Space For Lease:   | 6,720 SF                          |
| Lease Rate:        | \$18.75                           |
| Real Estate Taxes: | \$30,551.46                       |
| Reduced Sale Price | \$949,000                         |

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce this standalone 9,814+- square foot office building in Worcester that is situated on 20,309+- square feet of land For Lease or For Sale. This building has been the long term home to Victory Productions. Currently, there is 6,720 square feet on 2 floors available for lease or to use as owner-occupant. There is currently a tenant on the ground level floor paying \$2,000 per month plus utilities. There are approximately 50+- parking spaces on-site and in the adjacent parking lot at 15 John Street. The adjacent parcel (15 John Street) which is approximately 0.12+- Acres of land, will be sold with the property. This building is zoned RG-5 and would be the perfect opportunity for an owner-user, who is looking for some additional income with a tenant at the property. Tremendous location on Linden Street with great highway access to Route 290, Route 146, I-90 (Mass Pike) & walking distance from Downtown Worcester. Please contact Drew Higgins or David Cohen for a tour of the property.



120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

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## INTERIOR PHOTOS



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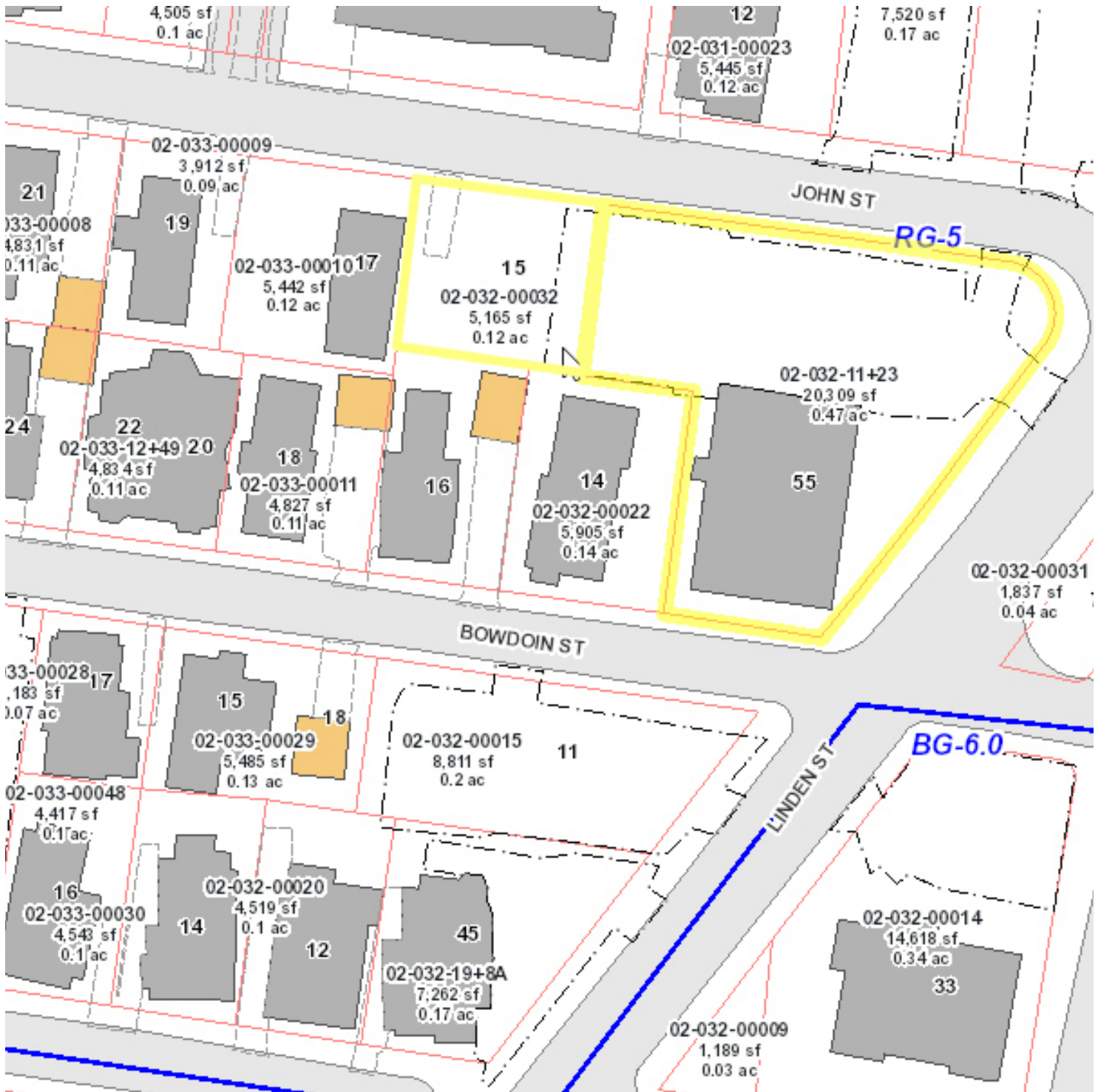
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

## ASSESSOR MAP



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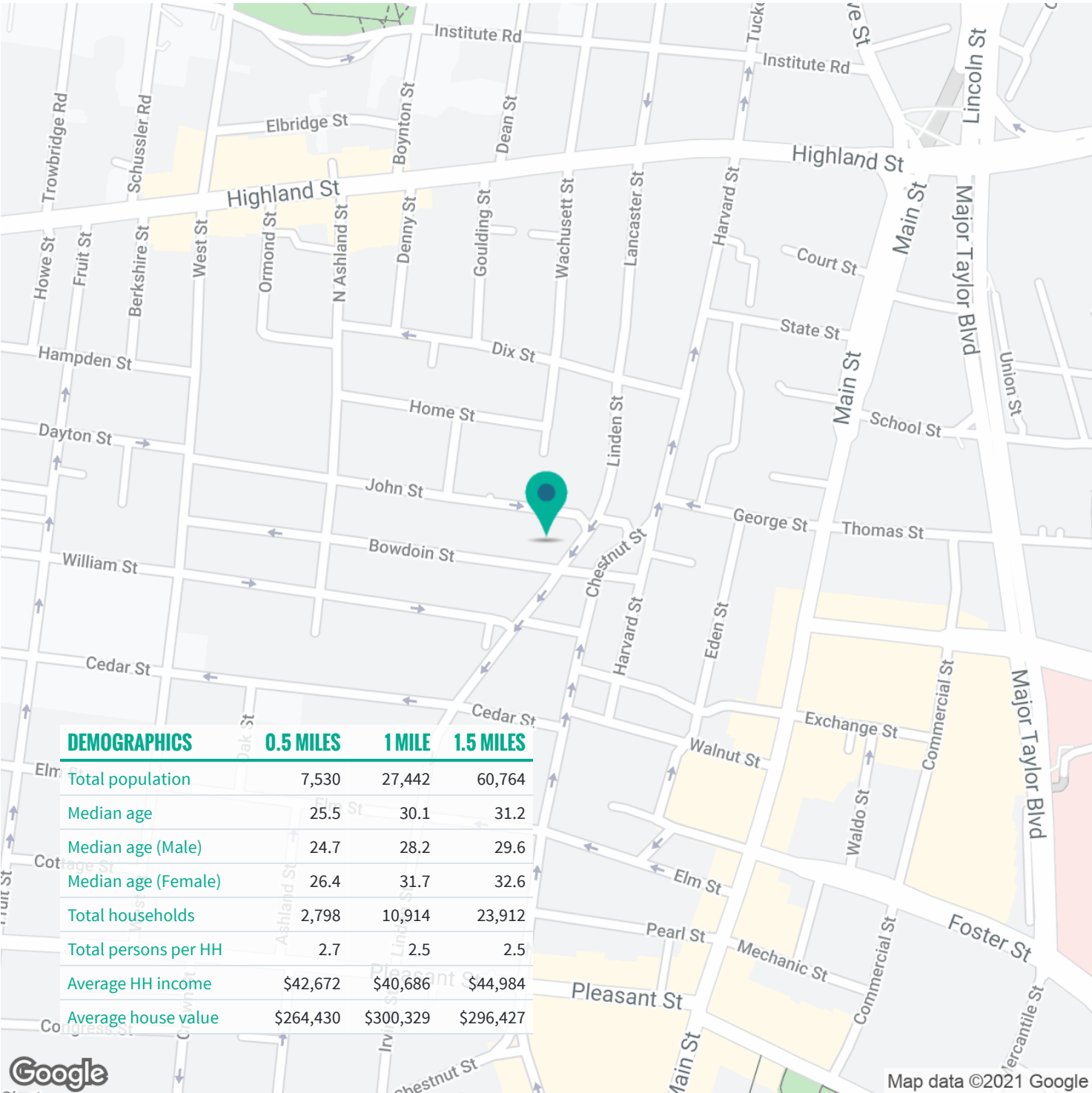


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LOCATION MAPS



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