

**PRICE REDUCED**  
**394 Belmont Street**  
**2,100 SQUARE FOOT RETAIL/OFFICE FOR SALE**



For more information or to schedule a tour,  
Please contact either of the following  
individuals:

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**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

Kelleher and Sadowsky has been named the exclusive brokers for this 2,100 square foot building located on Belmont Hill (Route 9) in Worcester. The building has been a successful retail destination for many years and a professional office building prior to being converted to retail. The site sits directly across from UMass and is surrounded by a mix of retail and professional office buildings. 394 Belmont Street is directly off of Shrewsbury Street providing outstanding access to all major routes as well as Downtown Worcester, Shrewsbury and the Boroughs.

- **Building Size:** 2,100
- **Lot Sizes:** .187 Acres +/-
- **Construction:** Masonry/Brick
- **Foundation:** Cement
- **Basement:** Yes
- **Utilities:** Public Sewer, Gas, Electric
- **Zoning:** BL-10
- **HVAC:** Forced Hot Air Via Oil
- **Parking:** 15 +/- On Site

**Asking Price: \$ 325,000.00**

