

# 453-455 Pleasant Street, Worcester, Massachusetts

## 5,514 Square Foot Building Available For Sale



Fully Equipped  
Restaurant &  
Bar Available  
For Sale



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

**William D. Kelleher IV**  
Vice President  
508-635-6785 Direct  
508-596-5395 Mobile  
wkelleher@kelleher-sadowsky.com

**John Harrity**  
508-635-6798 Direct  
508-450-9494 Mobile  
harrity@kelleher-sadowsky.com

453 - 455 Pleasant Street is a single-story building that was most recently occupied by Johnny Mac's Sports Bar and Grill. The building is comprised of 5,514 square feet of restaurant, bar and lounge space, and is equipped with a full commercial grade kitchen, two full service bars, walk in cooler, freezer, and many other restaurant related items. The property is well located at the corner of Pleasant and Hudson Street, and is in close proximity to heavily traveled Park Avenue. The building also has a full basement that was used as storage and prep area, as well as for administrative related office uses. An additional lot located at 6 Hudson Street may be available to accommodate more parking.

Address:	453 - 455 Pleasant Street, Worcester, MA
Age:	Circa 1973 (effective age 1995)
Land Area:	16,625 +- square feet
Building Size:	5,514 +- square feet
Condition:	Average
Parking:	Estimated to be 25+- spaces
Zoning:	BL-1.0 (Limited Business Uses)
HVAC:	Natural gas, fully air conditioned
FY11 Taxes:	\$13,769.91/annum
For Sale:	\$495,000

**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

453 – 455 PLEASANT STREET, WORCESTER  
Former Johnny Mac's Sports Bar & Grill



EXHIBIT "A"  
COLUMBIA BUILDING FLOOR PLAN

- █ Dante & Michelle Simone: 8/15/05-8/14/10
- █ Dante & Michelle Simone: 8/15/05-12/31/05 at no charge; option to rent
- █ Dante & Michelle Simone: 8/15/05-12/31/05 option to rent
- █ Common Space

