

Mixed Use Building Available For Sale or Lease

47 Roxbury Street, Worcester, Massachusetts



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

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47 Roxbury Street is a three-story mixed use building that has been occupied on the first floor as a dental practice for more than thirty years. The dental space is soon to be vacated and is now being offered for lease. The upper floors are currently occupied by two residential tenants, providing \$2100/month, plus utility expenses. The property is located at the corner of Roxbury Street and Highland Street, in what would be considered to be in above average location. The property is in close proximity to Worcester Polytechnic Institute and Becker College and is designated as a mixed use property by the City of Worcester.

Address: 47 Roxbury Street, Worcester, Massachusetts
Age: Circa 1920
Land Area: 7,705 +- square feet (0.1769 +- acres)
Total Area: 4002 +- square feet (Worcester Assessor's Office)
Living Area: 3,806 +- square feet
Condition: Above Average
Parking: Estimated to be 8 +- spaces
Zoning: RL-7 (Single & Two Family Residential)
Frontage: 128' on Highland Street, 76' on Roxbury Street
FY11 Taxes: \$3,594.84/annum
For Lease: \$2000/month, nnn (Dental Office)
For Sale: \$395,000

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