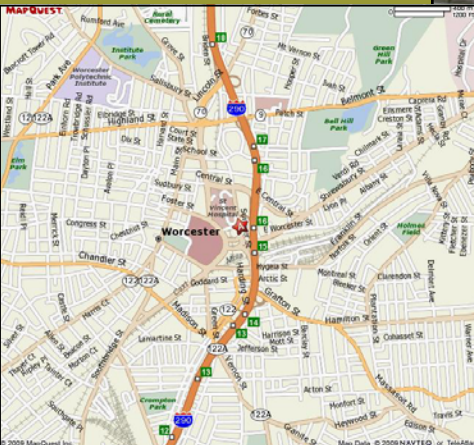


205 Summer Street, Worcester, MA

*Free-Standing
Historic Building
For Sale*

Asking Price:
\$595,000



Kelleher & Sadowsky is pleased to present 205 Summer Street in Worcester, Massachusetts. This former chapel was originally constructed in 1880 and is ready for redevelopment. The well-located free-standing building is situated on the corner of Summer Street and Bridge Street in the Washington Square redevelopment area. The building is in close proximity to Union Station, City Square, Saint Vincent Hospital and The Massachusetts College of Pharmacy. The three-story structure is in overall good condition with new roof, sprinkler system, electrical system and new mechanical systems. There is 10,556 square feet of land included with the building which provides paved off-street parking for the property.

The property is in the City of Worcester's BG 6.0 zoning and allows for a wide variety of uses including office, retail, medical, restaurants and churches. This is truly one of Worcester's best hidden gems.

**KELLEHER &
SADOWSKY ASSOCIATES**

446 Main Street
Suite 2200
Worcester, Massachusetts 01608

Donald J. Mancini, SIOR, CCIM
Phone: 508-635-6786

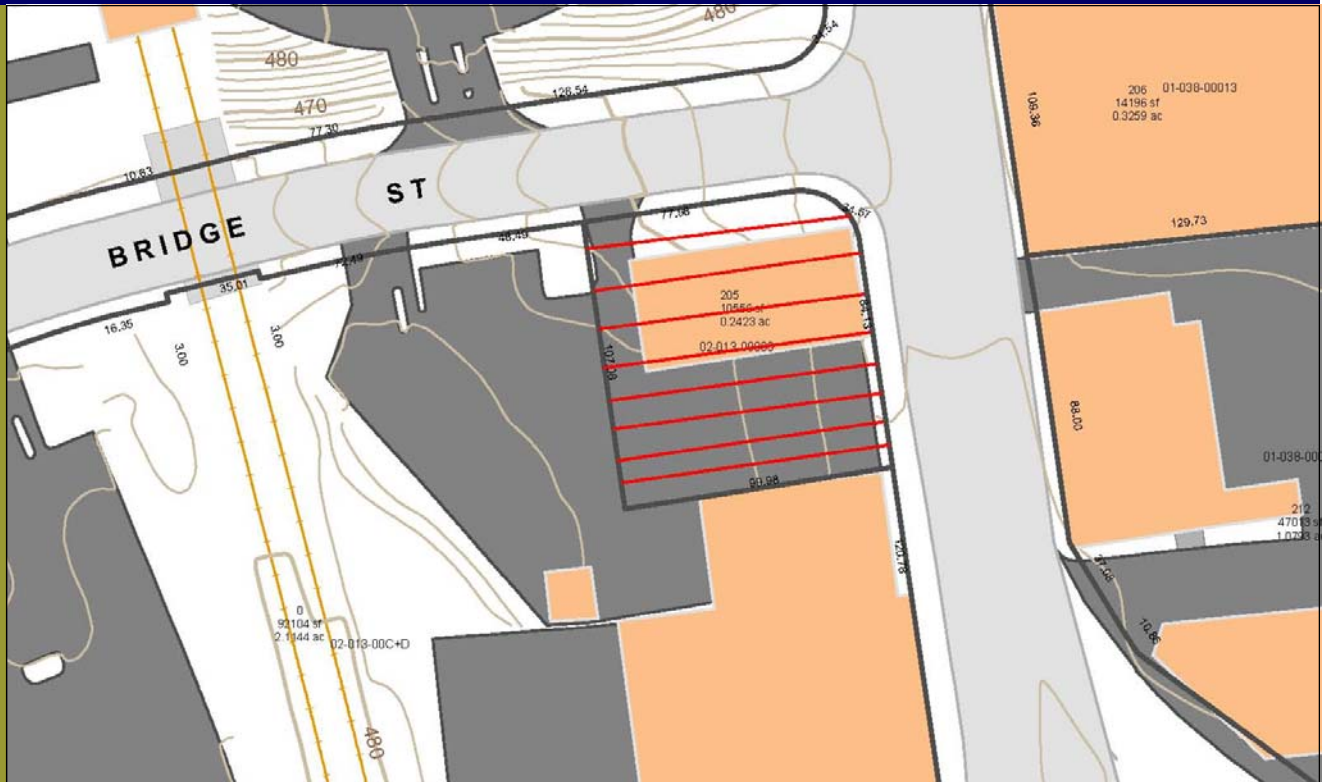
William D. Kelleher, IV

Phone: 508-635-6785

www.kelleher-sadowsky.com



205 Summer Street, Worcester, MA



BUILDING SPECIFICATIONS

Total Building Size:	7,000 +/- Square Feet
Lot Size:	10,556 Square Feet
Parking:	Approximately 12 +/- Spaces
Ceiling Height:	Up to 22' Clear
Stories:	Three
Floor:	Wood and Concrete
Utilities:	City Water, Sewer, Gas & Electric
Electric:	New
Zoning:	BG 6.0
HVAC:	New Gas Fired Units
Roof:	Asphalt Shingle (2007)
Construction:	Wood with Brick Exterior
Sprinkler System:	Wet System (2007)
Real Estate Taxes:	\$8,303 +/- Per Year (2010)

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