



Available For Sale or Lease

±16,602 SF Medical Office Building

48 Elm Street, Worcester, MA 01609



On behalf of 48 Elm Associates, LLC, Kelleher & Sadowsky Associates, Inc., as exclusive sales and leasing agent, is pleased to introduce 48 Elm Street in Worcester, Massachusetts – a ±1.10 acre commercially zoned site, improved with a ±16,602 square foot two-story, masonry and steel framed medical office building. The property, offered for sale or for lease, is very well located and in close proximity to the Worcester Central Business District - providing abundant gated parking for employees and patients alike. The site provides approximately ±78 parking spaces to support the medical office building, of which 26 spaces are in tandem spaces. The building is currently occupied by Commonwealth Periodontics (±3,453 SF) and Associates in Otolaryngology Head and Neck Surgery, P.C. (±6,404 SF) potentially offering a buyer with some investment income in the event of a sale.

Asking Price: \$2,000,000
Lease Rate: \$15.50/RSF NNN

Kelleher & Sadowsky
120 Front Street, Suite 210
Worcester, MA 01608
508.755.0707 Office
kellehersadowsky.com

William D. Kelleher IV
Principal
Direct: 508-635-6785
Mobile: 508-596-5395
wkelleher@kelleher-sadowsky.com

James G. Umphrey
Principal
Direct: 508-635-6790
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Brian A. Johnson
Sales Associate
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Mobile: 774-272-1112
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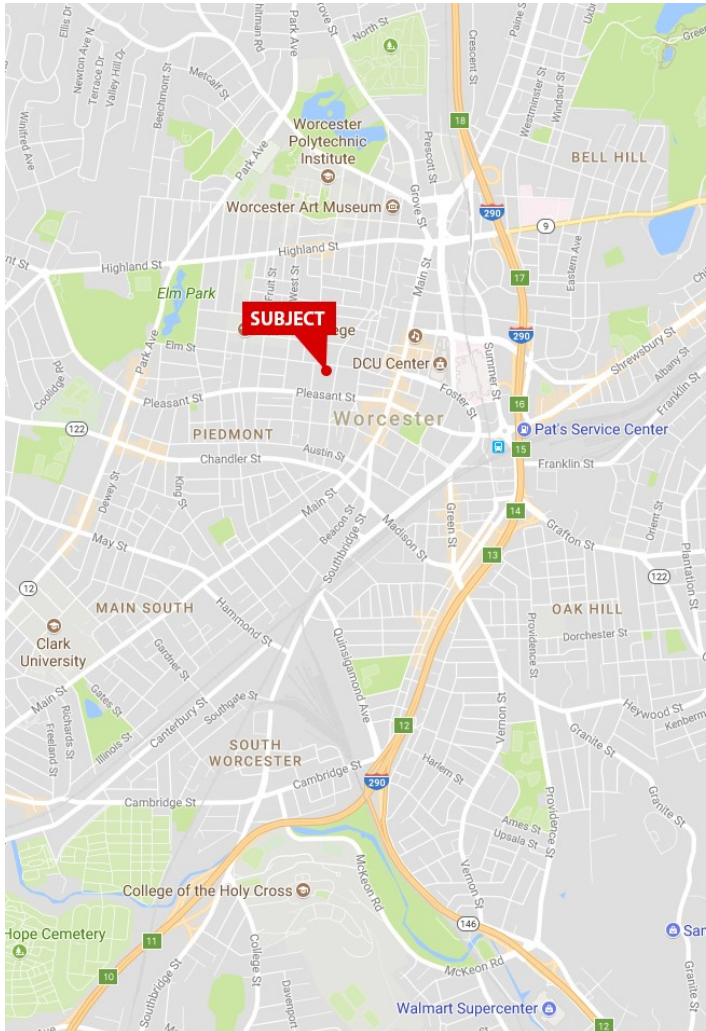
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Net Operating Income

Commonwealth Periodontics \$81,145 NNN (\$23.50 / SF)
Lease expiration: 06/30/2019

Associates in Otolaryngology Head and Neck Surgery, P.C. \$150,495 NNN (\$23.50 / SF)
Lease expiration: 06/30/2018

Address: 48 Elm Street, Worcester, MA

Building Size: ±16,602 square feet

Available Space: Lower Level: ±7,320 / RSF
Upper Level 1: ±650 / RSF
Upper Level 2: ±1,934 / RSF
Upper Level 3: ±2,762 / RSF
Upper levels can be combined

Recorded Owner: 48 Elm Associates, LLC

MBLU: 03-029-004+9

Book & Page: 21095-308

Year Built: Circa 1965

Frontage: 110' feet on Elm Street; 85' on Ashland Street

Land Area: ±47,781 SF

Parking Spaces: ±78 on-site surface parking spaces includes 4 handicap spaces (±5 spaces/1,000/SF)

Construction Type: Concrete Block & Brick

Roof: Rubber Membrane

Security: New digital system with cameras and cell phone remote access. New LED lighting outside of building.

Condition: Above Average

Zoning: B0-1.0 (Limited Business)

Elevator: Yes – Passenger Elevator

Utilities: Municipal Water & Sewer

ADA Compliant: ADA compliant

Use: Medical or Professional Office Uses

Real Estate Taxes: \$3.86 per square foot ± (FY2017)

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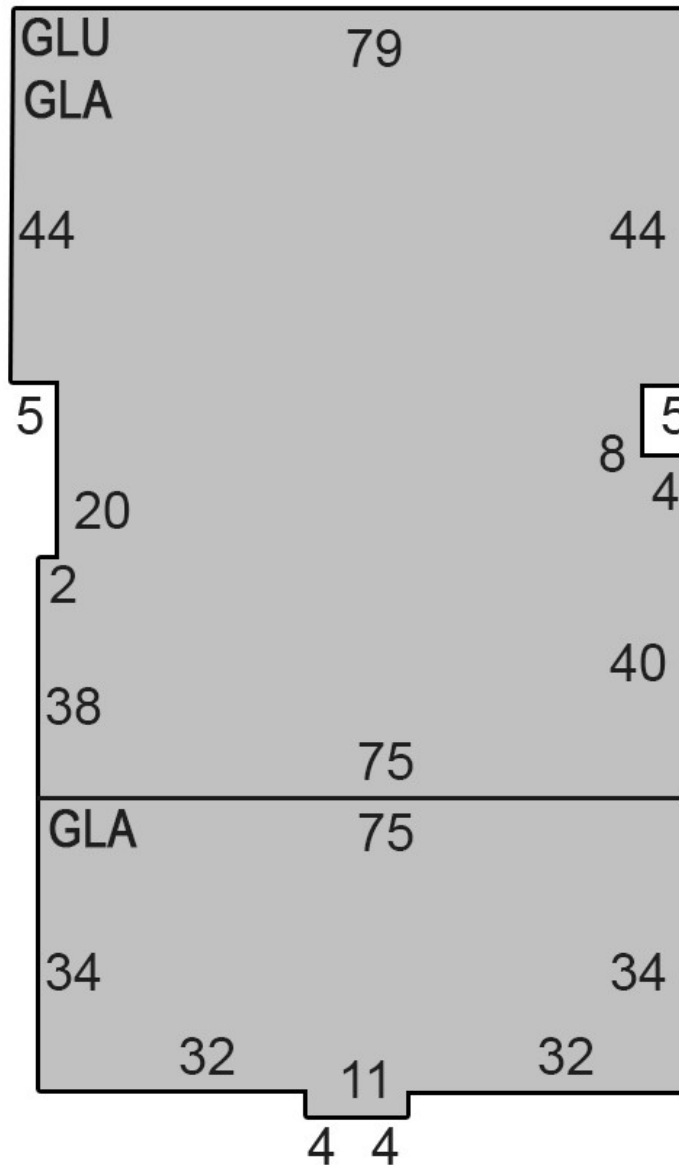
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BUILDING PLAN AND DIMENSIONS



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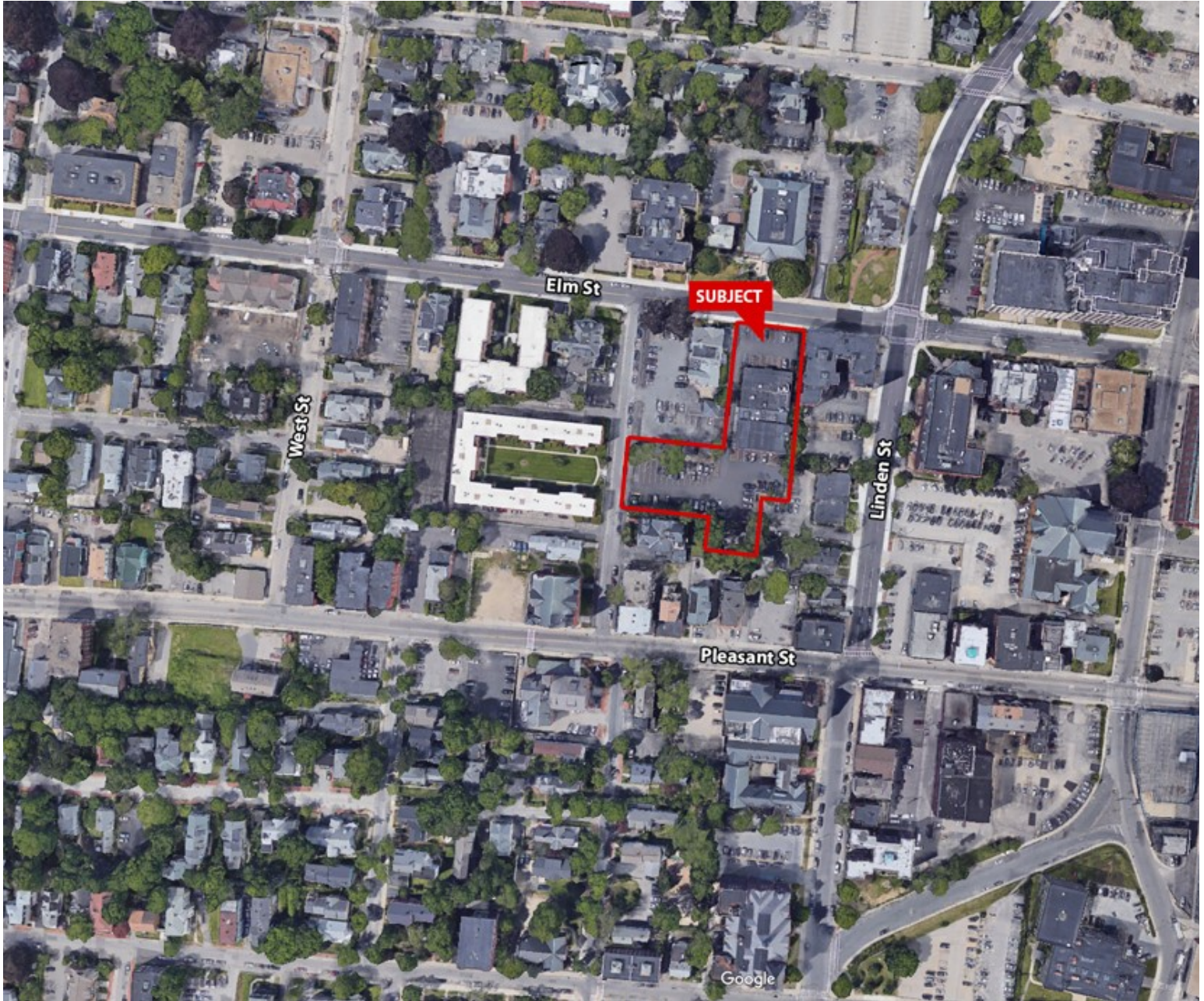
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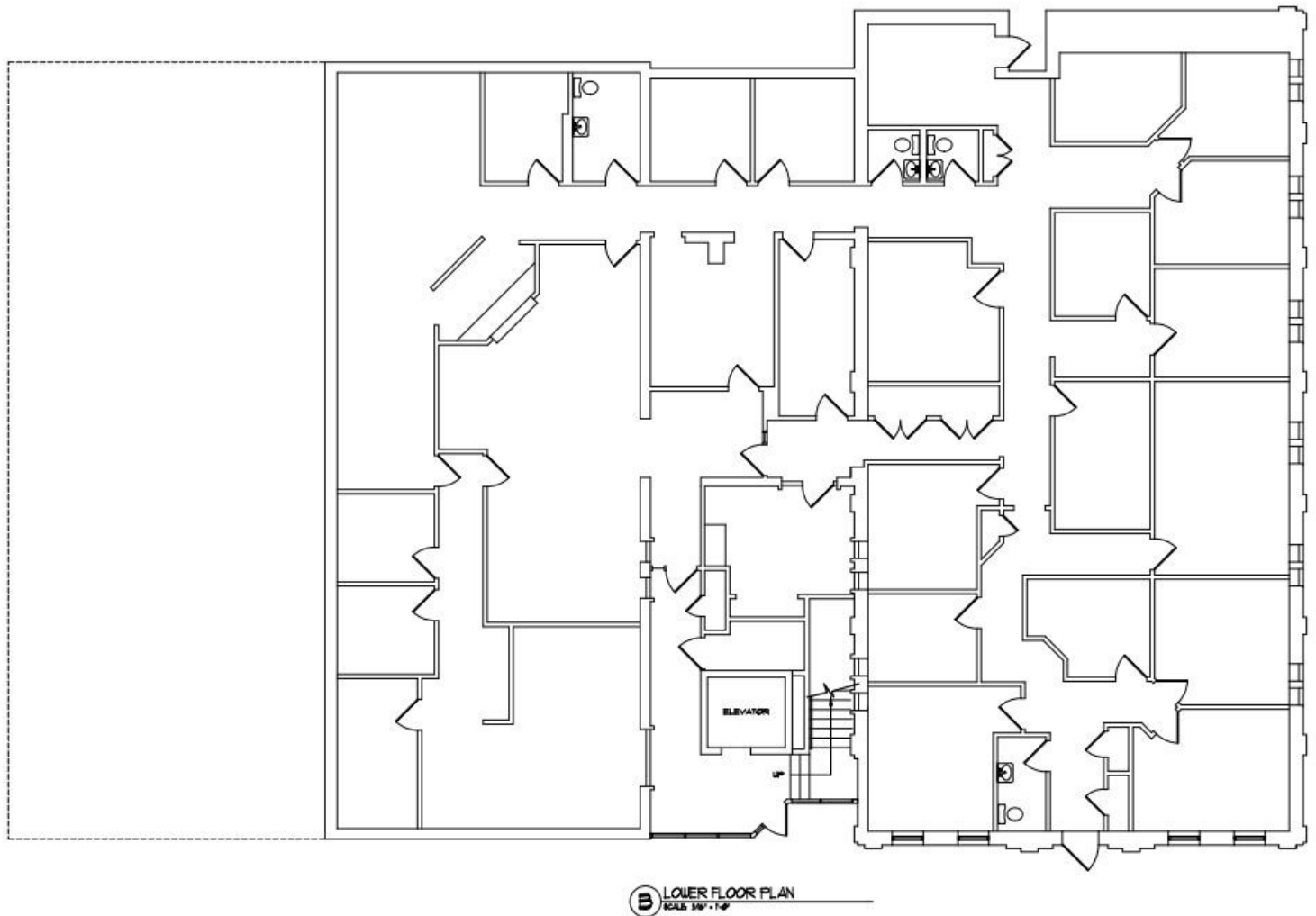


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1ST FLOOR



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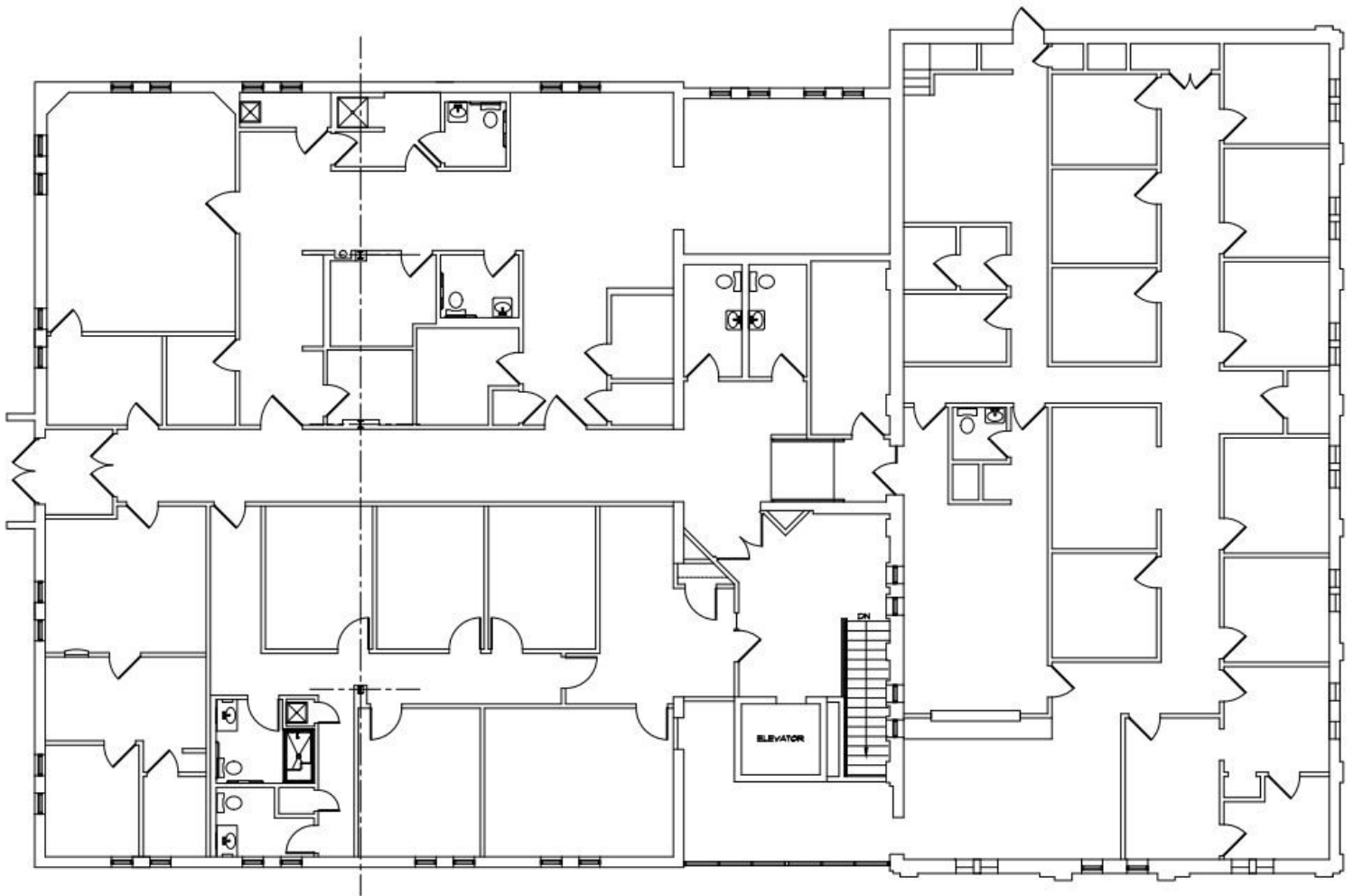
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2ND FLOOR



UPPER FLOOR PLAN
SCALE 3/8" = 1'-0"

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PROPERTY PHOTOS



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PARCEL MAP



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