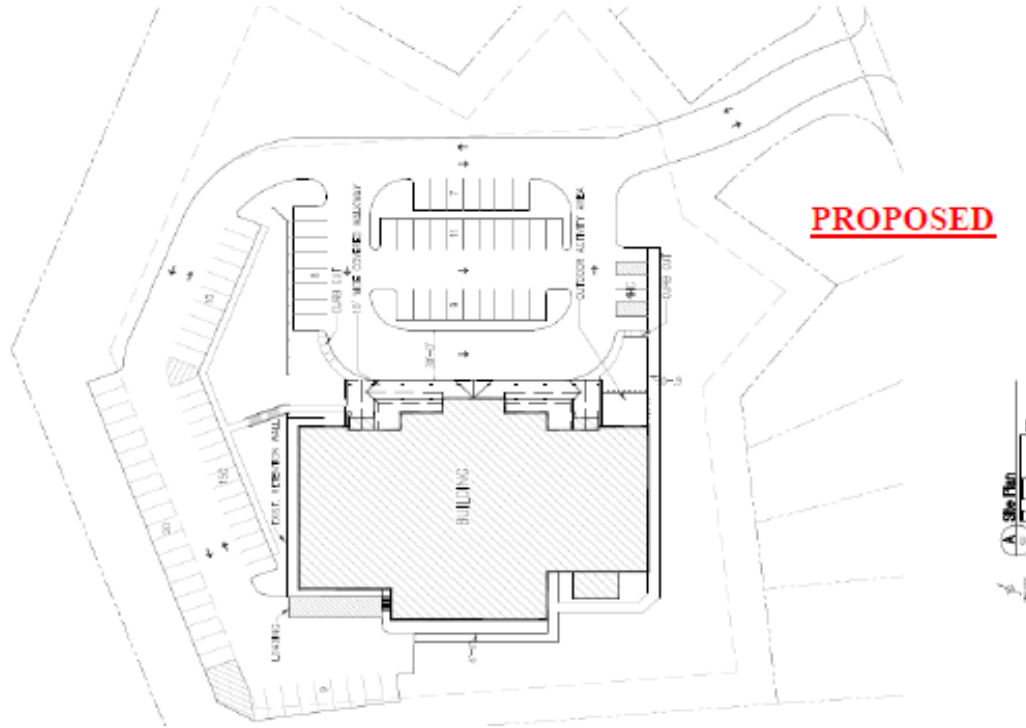


AVAILABLE FOR SALE



OFFERING SUMMARY

Property Type: Land

Lot Size: 3.64 Acres

Sale Price: \$550,000

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce you to the property located on Stafford Street (28-042-08-17) in Worcester. This 3.64 Acre site was originally purchased and developed by a Church organization. All initial site engineering has been completed. A 19,000 SF concrete pad is also in place. The existing owner has completed architectural plans. The completed designs indicate that the existing pad can accommodate up to a two story building of 25,000 SF per floor. Drainage and Subsurface drainage has configured and is in place for entire site. All raceways for utilities are in place.

Land Area: 3.64+/- Acres / 158,985 SF

Building: Two Story - 50,000 SF potential

Parking: 93 total spaces (Estimated)

Utilities: Town Water, Sewer, Gas, Electric, Cable

Access: Routes 146, 20, 290, & I90



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