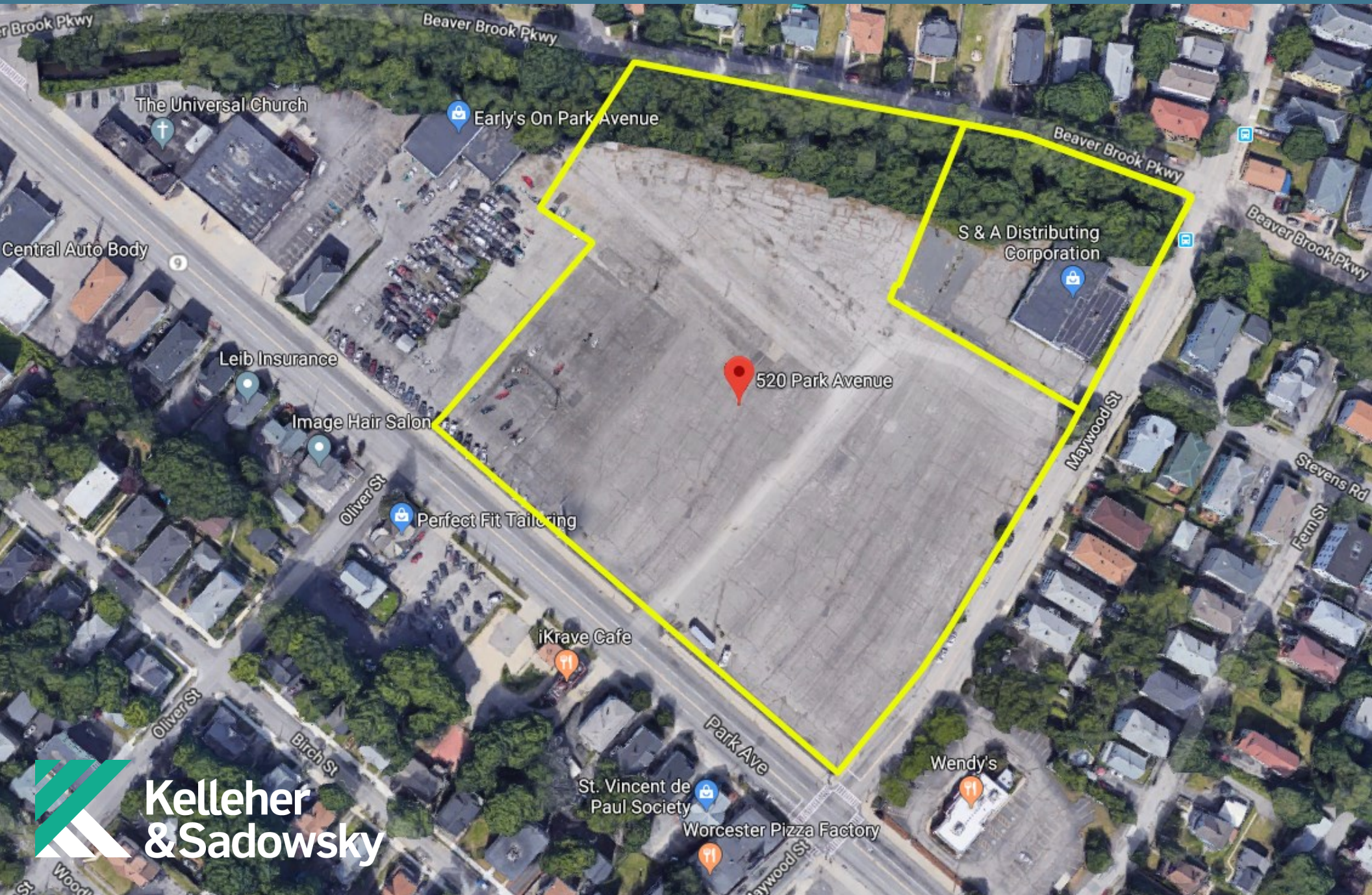


±7.3 Acre Development Opportunity

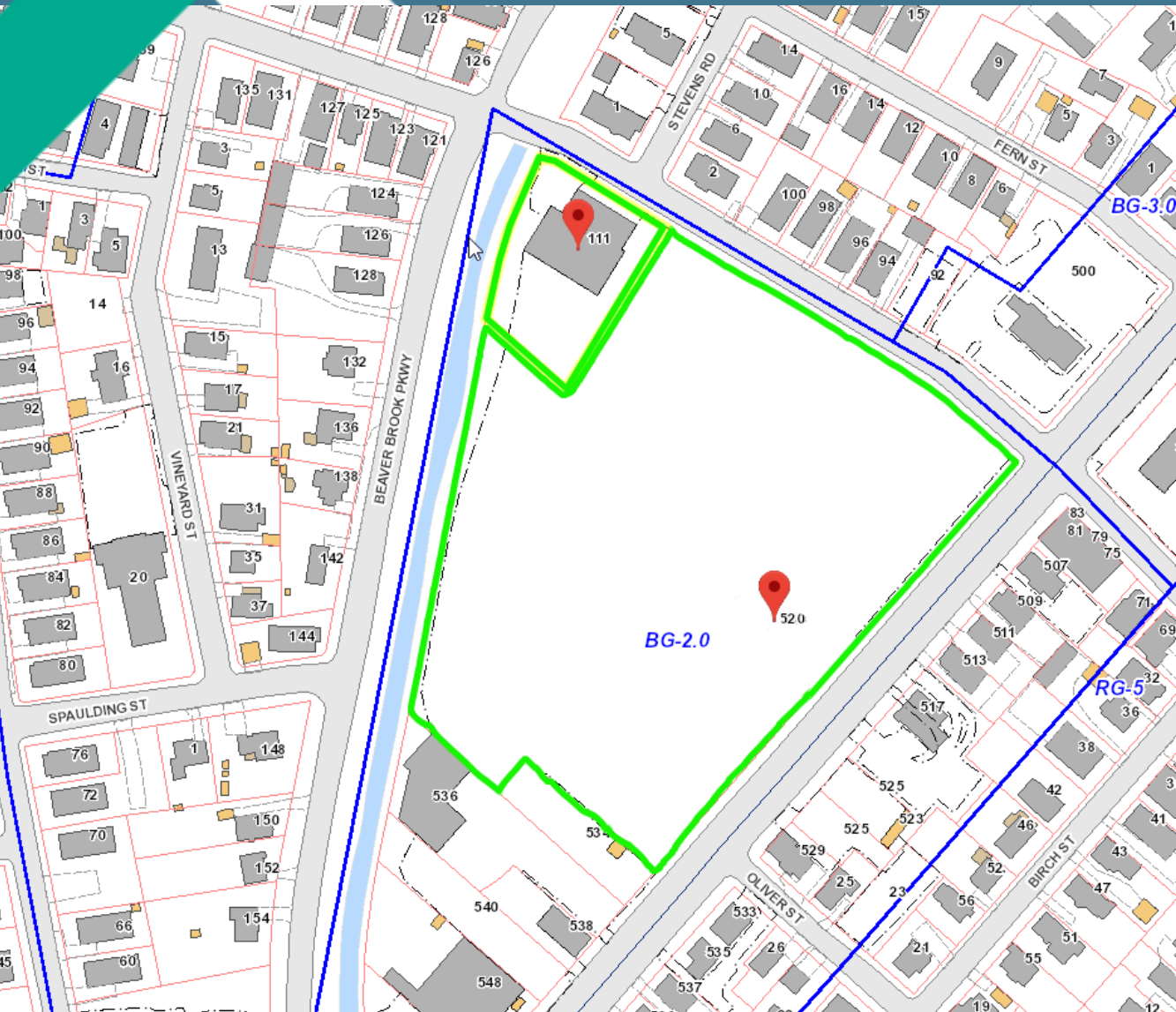
520 Park Avenue & 111 Maywood Street, Worcester, MA



±7.3 Acre Development Opportunity

520 Park Avenue & 111 Maywood Street, Worcester, MA

2



As exclusive sales agent, Kelleher & Sadowsky Associates, Inc. is pleased to introduce 520 Park Ave and abutting 111 Maywood Street in Worcester, MA. This prime development opportunity is comprised of ±7.4 acres in aggregate, also improved with a ±8,558 square foot automotive service garage that is located along Maywood Street. The remainder of the buildings have been razed, with the level site being shovel ready for development.

Park Avenue has long been known to be one of the more heavily traveled routes in the City of Worcester, providing north to south access along Route 9. The site offers many nearby retail amenities, as well as excellent access to many colleges and universities - with Clark University, Worcester Polytechnic Institute MCPHS University and The College of the Holy Cross in closest proximity to the subject property. The land is currently zoned BG-2.0, allowing for a myriad of uses including retail, residential and office related development – a perfect site for a mixed-use development project, graduate student housing, senior living, etc. The two parcels of land, as improved, are offered for \$8,900,000.



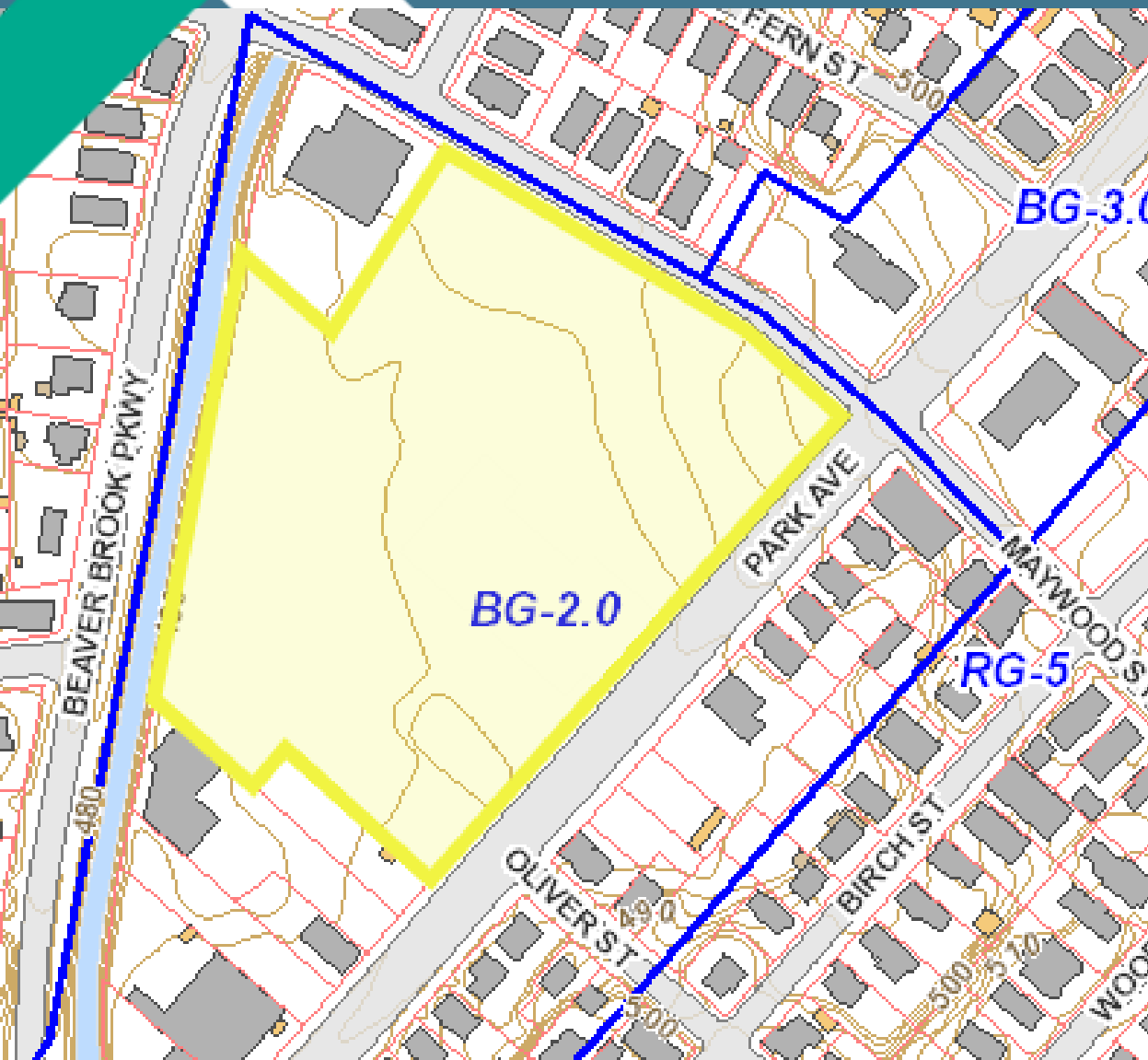
William D. Kelleher, IV
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Drew C. Higgins
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120 Front Street, Suite 210
Worcester, MA 01608
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Property Site Plan

520 Park Avenue, Worcester, MA



Property Type: Land/Development

MBLU: 14-023-00004

Property Size: ±6.6 Acres

Zoning: BG 2.0
Business General

Frontage: 630' on Park Avenue
289' on Maywood Street

Real Estate Taxes: \$91,102
(FY2019)



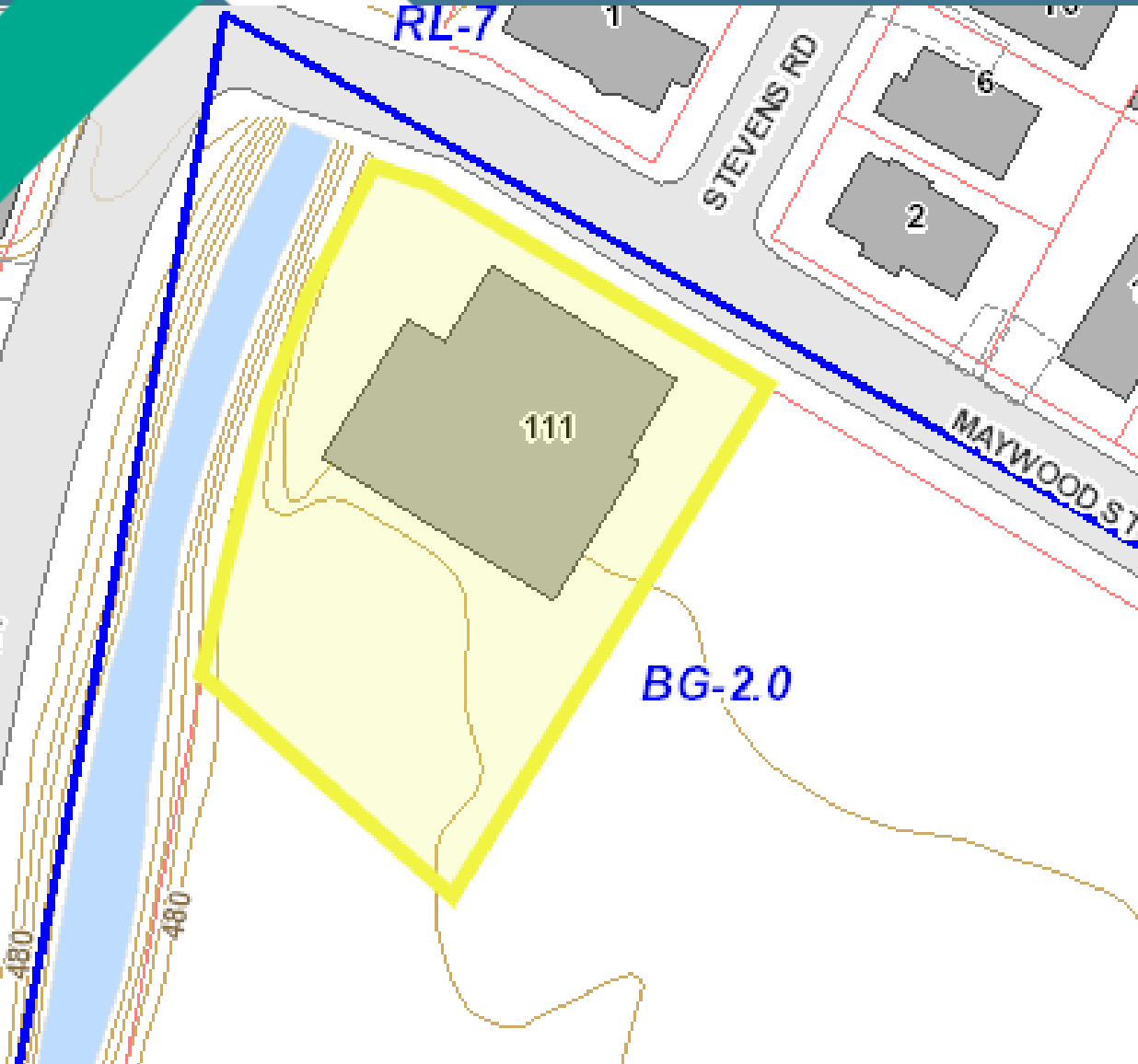
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Property Site Plan

111 Maywood Street, Worcester, MA



Property Type: Land/Development

MBLU: 14-023-00016

Property Size: ±0.71 Acres
Building Size: ±8,558 SF

Zoning: BG 2.0
Business General

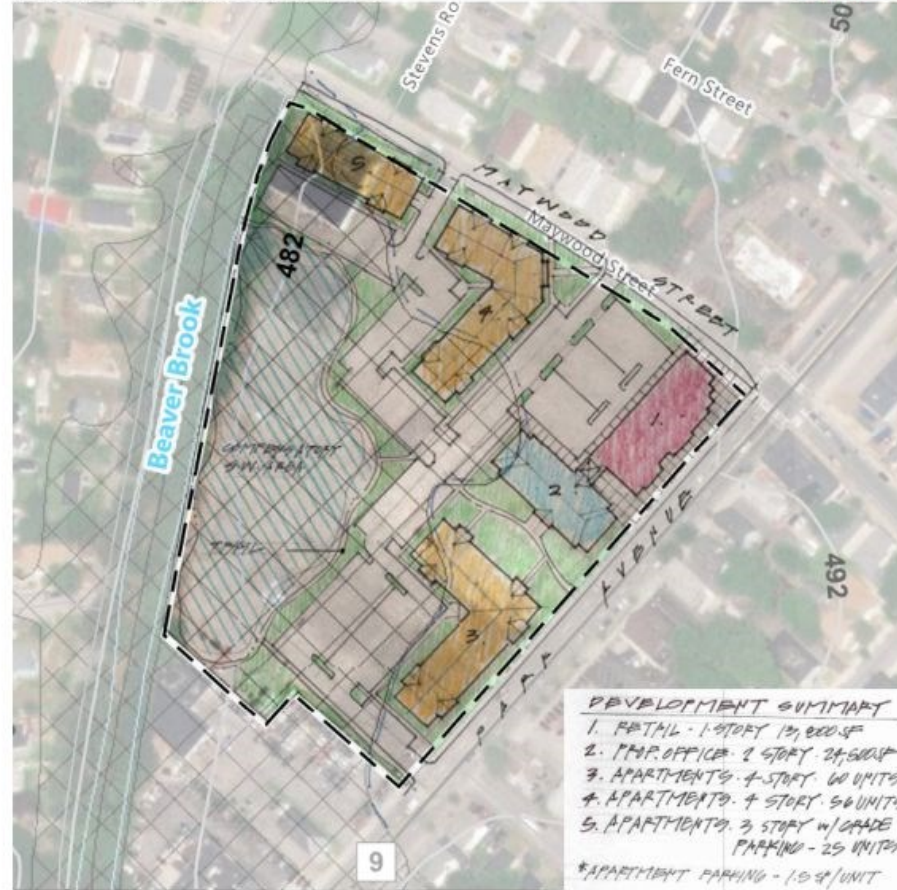
Frontage: 170' on Maywood Street

Real Estate Taxes: \$18,059
(FY2019)

Property Snapshot

520 Park Avenue, Worcester, MA - Residential Rendering

Development Concept One Retail, Office, & Residential Uses



DEVELOPMENT SUMMARY
1. RETAIL - 1 STORY 12,000 SF
2. OFFICE - 2 STORY 24,000 SF
3. APARTMENTS - 4 STORY 60 UNITS
4. APARTMENTS - 4 STORY 56 UNITS
5. APARTMENTS - 3 STORY W/ GRADE
PARKING - 25 UNITS
*APARTMENT PARKING - 1.5 SF/UNIT

Justin Dufresne, PE
(508) 513-2709
JDufresne@VHB.com



Property Snapshot

520 Park Avenue, Worcester, MA - Residential Rendering

Development Concept Two Residential Use



Development Concept Three Residential & Restaurant Uses



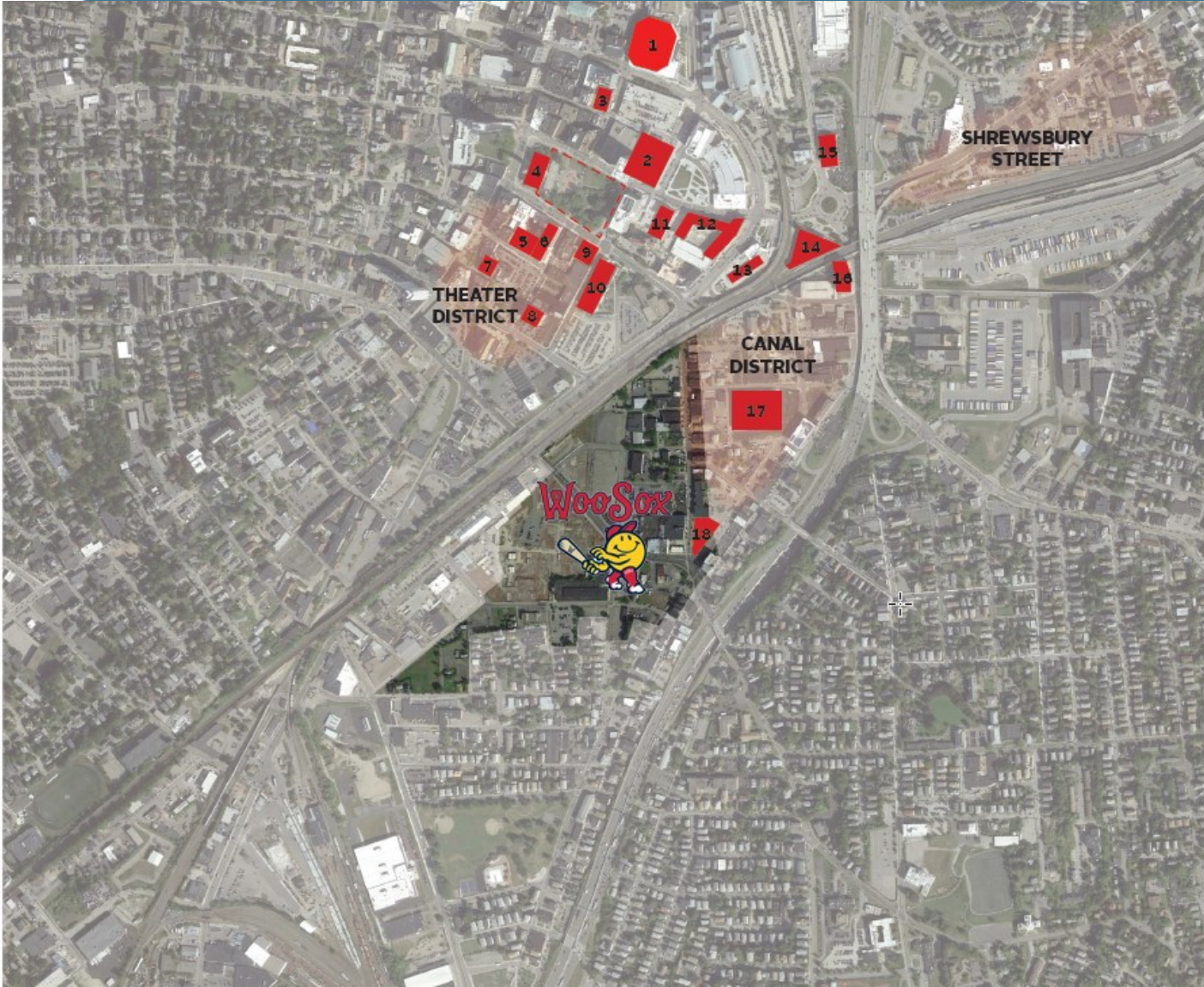
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Worcester At A Glance

520 Park Avenue & 111 Maywood Street

-  **1**
DCU CONVENTION CENTER & ARENA
-  **2**
MERCANTILE CENTER
-  **3**
MCPHS UNIVERSITY
-  **4**
CITY HALL & COMMON
-  **5**
QCC DOWNTOWN CAMPUS
-  **6**
THE GRID DISTRICT
-  **7**
HANOVER THEATER
-  **8**
TECHNICOPIA
-  **9**
BECKER COLLEGE DOWNTOWN DORM



-  **10**
WPL RENOVATION PROJECT
-  **11**
AC HOTEL BY MARRIOTT
-  **12**
145 FRONT STREET RESIDENCES
-  **13**
WRTA HUB
-  **14**
UNION STATION
-  **15**
HOMWOOD SUITES HOTEL
-  **16**
THE EDGE
-  **17**
WORCESTER ICE CENTER
-  **18**
CROMPTON COLLECTIVE & HARDING GREEN PROJECT

Colleges & Employers

520 Park Avenue & 111 Maywood Street, Worcester, MA

College Town



Anna Maria College
1,400



Assumption College
2,120



Becker College
2,200



Clark University
3,200



College of the Holy Cross
2,900



Massachusetts College of Pharmacy
& Health Sciences
3,200



QUINSIGAMOND
Community College

Quinsigamond Community College
13,000



UMass Medical School
500



Worcester Polytechnic Institute
5,778



Worcester State University
6,450

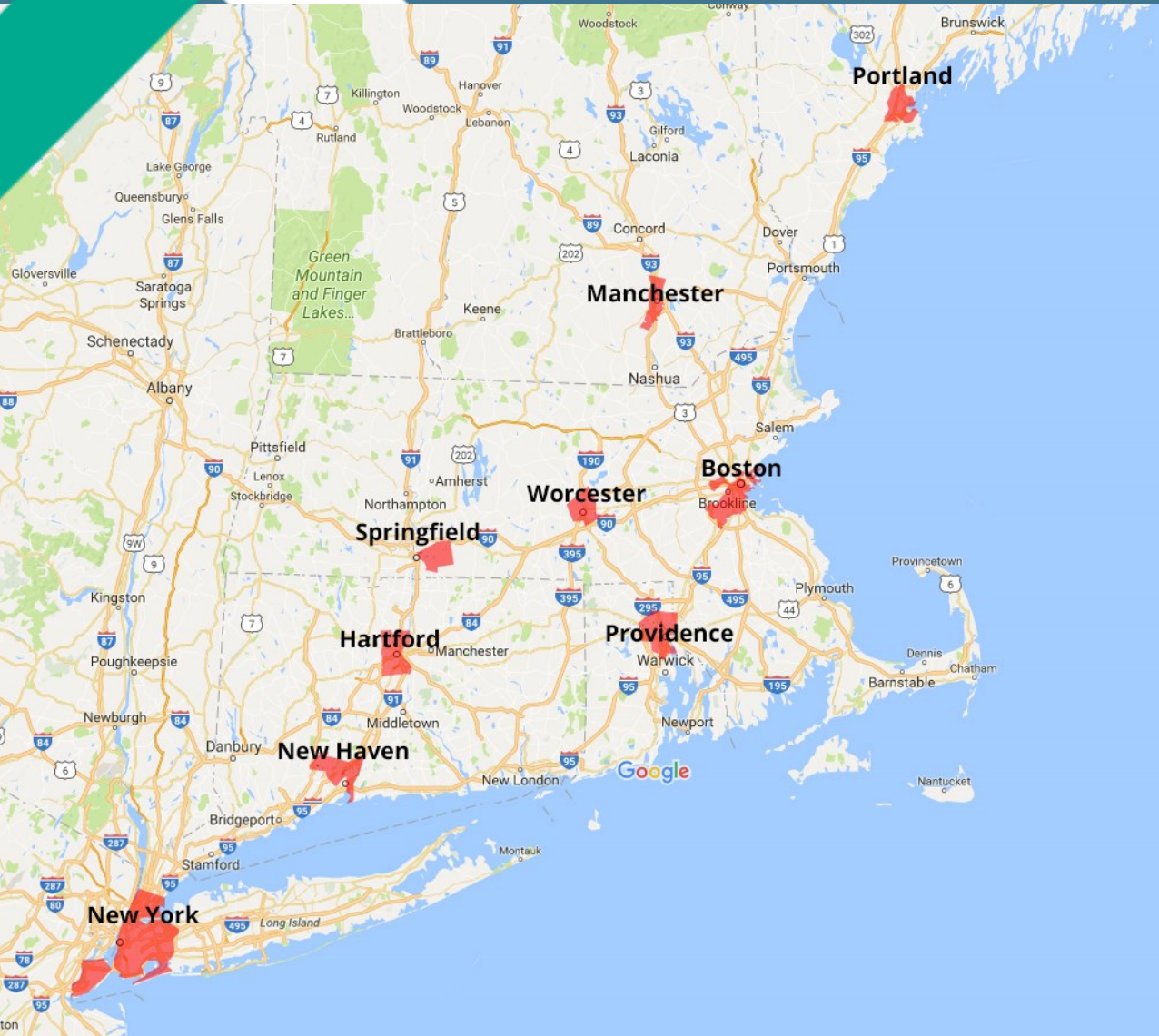
Largest Employers



SAINT VINCENT
HOSPITAL

Central Mass & the Heart of New England

520 Park Avenue & 111 Maywood Street



Worcester is uniquely located in the center of Massachusetts and at the crossroads of many major highway systems. With I-290 running through the heart of Worcester it allows easy access to all other roadways such as I-190, I-495, Route 9 and Route 146, which directly connects to I-90 (Massachusetts Turnpike) and I-84. In addition, Worcester is fortunate to have beautiful Union Station providing train and bus services for local commuters. The MBTA operates daily non-stop trains from Worcester to Boston as well as Amtrak services that transport riders all along the East Coast. Since 2013, the Worcester Regional Airport has provided Jetblue service with direct flights to Florida and has upgraded their presence in the city with a \$15.7 Million passenger terminal.

Proximity to Major New England Cities

City	Distance	Time
Providence, RI	40 miles	45 minutes
Boston, MA	48 miles	50 minutes
Springfield, MA	52 miles	55 minutes
Hartford, CT	63 miles	60 minutes
Manchester, NH	65 miles	80 minutes
New York, NY	117 miles	185 minutes
Portland, ME	137 miles	129 minutes