



# 218 Chandler Street, WORCESTER, MA

*Versatile commercial building on 0.15 acres +/- on a main city artery  
5,488 GSF +/- red brick building is perfect for a retail or service-based business*

**LISTING PRICE: \$399,000**

## Updates & Features

- High traffic & business visibility (Retail or Service based)
- Versatile Retail/Office/Storage w/garage door(s) access
- Red brick (low maintenance) exterior construction
- Ample on & rear off-street parking
- Driveway and parking -newly graded and paved 2016
- 2 bay garage door egress to storage with updated electronic lock doors 2014
- Updated Heating system Boiler system (natural gas) installed 2012
- Central A/C in office area
- Updated storefront & façade & updating 2014
- Large plate glass display windows
- Updated wide stairwell & easy access to lower level storage 2015
- Lower level passage for storage
- Updated Security Sliding front door installed 2014
- Electrical panel (3) updates 2012
- 14-camera digital security system with remote access
- Security alarm system
- City water and sewer
- Custom *Watchfire* programable high visibility digital, color, 2-sided LED sign (offered separately)



## City Assessor Info

- Worcester Registry of Deeds: Book 51582, Page 208
- Land size: 6527 +/- sq./ft
- 2018 Annual Real Estate Taxes: \$8838
- Year built: 1925
- Use Code: 3250 RETAIL
- Zone: BG-3
- City water and sewer
- Masonry exterior
- Rubber roof
- Gross area 1st floor: 2,744 sq./ft
- Gross area unfinished basement: 2,744 sq./ft
- Total Area: 5488 sq./ft
- Estimated office area: 21' x 50' = 1,050 Sq./ft
- Hot water baseboard heat & central a/c