

An aerial photograph of a city block in Gardner, MA. A large, light blue building with a flat roof and arched windows on the ground floor is highlighted with a thick blue border. The building is situated at the intersection of 34 Connors St and 31 City Hall Ave. Surrounding the highlighted building are various other commercial buildings, parking lots filled with cars, and streets. The overall scene depicts a downtown urban environment.

34 CONNORS ST & 31 CITY HALL AVE  
GARDNER, MA

16 FULLY PERMITTED UNITS | **FOR SALE**

- 22,130 SF Retail Development Opportunity
- 16 Fully Permitted Residential Units
- Located in Downtown Gardner, 2 Miles to RT 2
- 4,000 SF of Ground-Floor Retail

EXCLUSIVE AGENT



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## PROPERTIES SUMMARY



### PROPERTY DESCRIPTION

34 Connors Street and 31 City Hall Avenue in downtown Gardner offer a unique opportunity for owner-users, investors, and residential developers. The buildings can be delivered vacant and occupied as-is for office, medical, educational, or mixed-use purposes.

Alternatively, the property is fully permitted for 16 residential apartment units while retaining approximately 4,000 square feet of ground-floor retail at 34 Connors Street. The property also includes seven surface parking spaces and 16 owned underground parking spaces.

Located 2 miles from RT 2 and 16 miles from I-190, with both immediate occupancy and redevelopment potential, the property offers significant flexibility for a variety of users and investors.

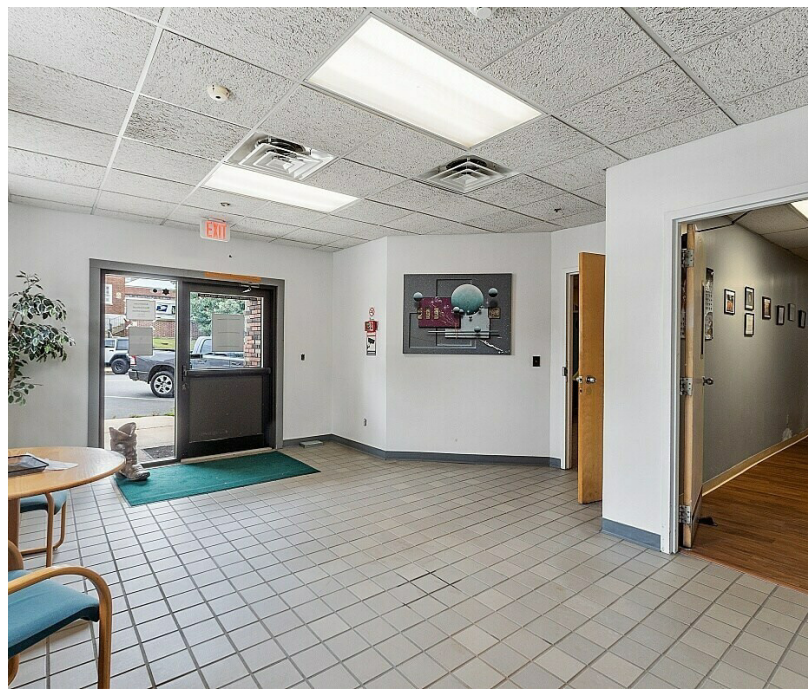
| DEMOGRAPHICS      | 3 MILES  | 5 MILES  | 10 MILES  |
|-------------------|----------|----------|-----------|
| Total Households  | 9,354    | 13,845   | 34,248    |
| Total Population  | 22,086   | 34,130   | 85,687    |
| Average HH Income | \$82,405 | \$94,300 | \$102,790 |

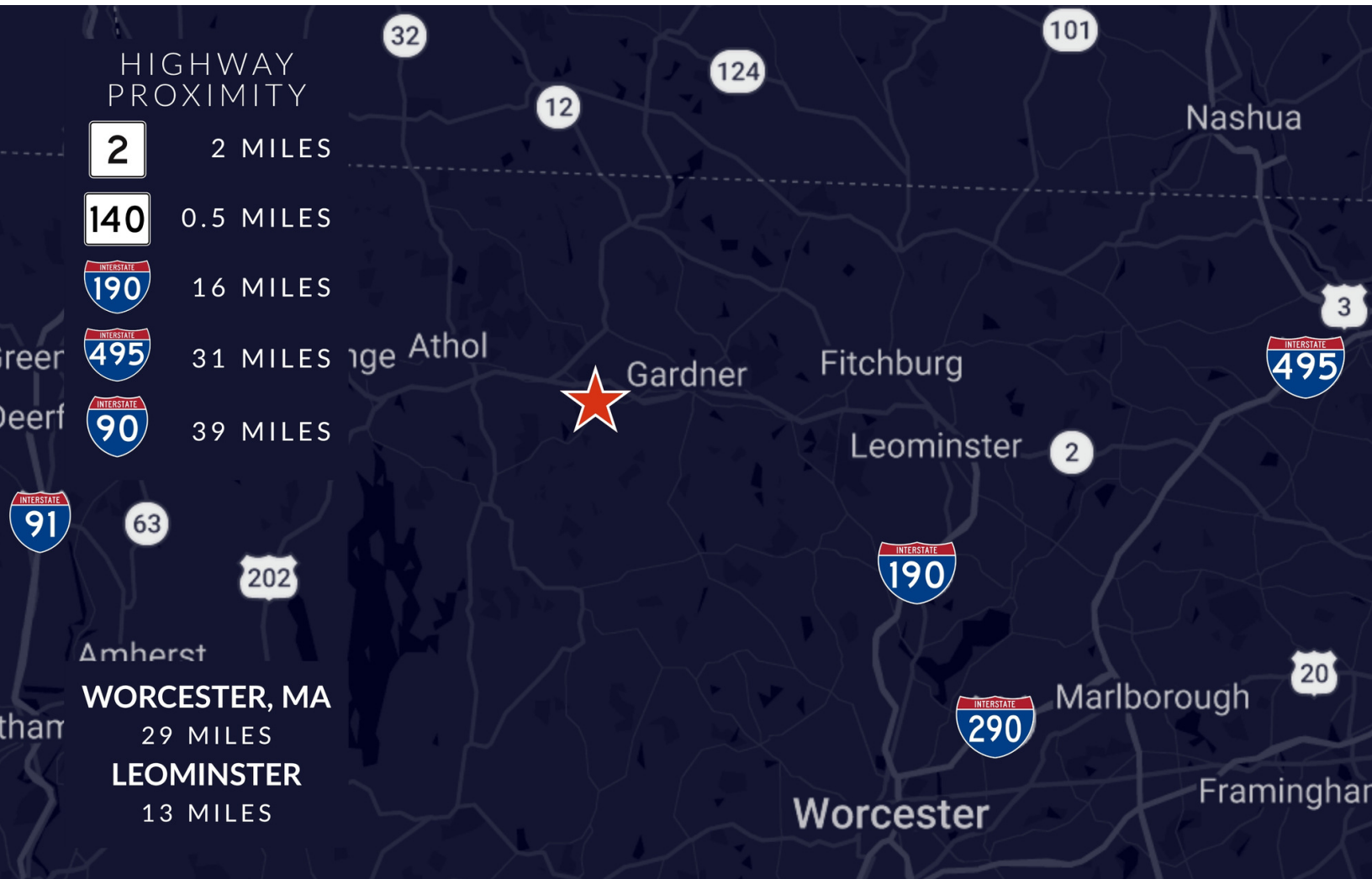
### 34 CONNORS ST.

|                            |                                               |
|----------------------------|-----------------------------------------------|
| Building Size:             | 7,130 SF                                      |
| Lot Size:                  | 0.11 AC                                       |
| Ground Floor Retail Space: | 4,000 SF                                      |
| Stories:                   | Two (2)                                       |
| Sprinklers:                | Wet                                           |
| Permits:                   | Sixteen (16) Residential Apartment Units      |
| Parking:                   | Seven (7) Surface<br>Sixteen (16) Underground |
| Tenants:                   | Vacant                                        |
| Sale Price:                | Market                                        |

### 31 CITY HALL AVE

|                |           |
|----------------|-----------|
| Building Size: | 15,000 SF |
| Lot Size:      | 0.29 AC   |
| Stories:       | Two (2)   |
| Sale Price:    | Market    |





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