

John Mulryan
Mulryan & Maher Group
Lamacchia Realty

	MLS # 73567595 - New	
	Multi Family - 4 Family	
	73 Southgate St Worcester, MA 01603-2827 Worcester County	List Price: \$753,000
	Color:	
	Total Floors: 2	Total Rooms: 15
	Total Units: 4	Total Bedrooms: 10
	Total Rent: \$4	Total Bathrooms: 4f 0h
	Grade School:	Total Fireplaces: 0
	Middle School:	
	High School:	
Approx. Acres: 0.12 (5,105 SqFt)	Approx. Street Frontage:	
Directions: Cambridge St. to Caterberry st. to Southgate		

Investment opportunity in Worcester! This mixed-use property currently features 3 residential units plus a former bar/commercial space. Two of the three apartments have been renovated, with current rents including a 3-bedroom at \$2,600/month and a 2-bedroom at \$1,800/month. The former bar is not currently operating and has undergone recent improvements. Plans are available proposing the conversion of the former bar into two additional 2-bedroom residential units. All projected numbers and future income potential are based on this proposed conversion. Conversion is subject to all required approvals, zoning, and permitting. Buyer/buyer's agent to perform their own due diligence and verify feasibility, plans, rents, expenses, and development potential. Conveniently located near Polar Park, Union Station, Holy Cross, Clark University, I-290, Route 146, and the Mass Pike. Great value-add opportunity with existing rental income and potential for additional residential units.

Property Information		
Approx. Living Area Total: 4,087 SqFt	Living Area Includes Below-Grade SqFt: No	Living Area Source: Public Record
Approx. Above Grade: 4,087 SqFt	Approx. Below Grade:	
Living Area Disclosures:		
Heat/Cool Units:		
Heat/Cool Zones:		
Total Parking Spaces: 4	Garage Spaces: 0	
Disclosures: 1 Bedroom Unit needs Egress built. Bar has plans to become 2 residential apartments 2 bedrooms each. Projections based on the bar becoming 2 apartments		

Annual Expenses			
Heating:	Repair & Maintenance:	Management:	Gross Income: \$108,000
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses:
Electricity:	Sewer:	Ann. Prop. Oper. Data: No	Net Income: \$108,000
Water:	Insurance:	Annual Expense Source:	

Unit Descriptions							
Unit #1							
Rooms: 3	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1,800	Lease: Yes
Unit #2							
Rooms: 4	Bedrooms: 3	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 2,600	Lease: Yes
Unit #3							
Rooms: 2	Bedrooms: 1	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 0	Floor: 3	Rent: 1,000	Lease: No
Unit #4							
Rooms: 3	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1,800	Lease: No
Unit #5							
Rooms: 3	Bedrooms: 2	Bathrooms: 1f	Fireplaces:	Levels:	Floor:	Rent: 1,800	Lease: No

Features	Other Property Info
Basement: Yes	Disclosure Declaration: No
Beach: No	Exclusions:
Foundation Size:	Lead Paint: Unknown
Foundation Description: Granite	UFFI: Warranty Features:
Hot Water: Natural Gas	Year Built: 1900 Source: Public Record
Lot Description: City View(s), Level	Year Built Description: Actual
Sewer Utilities: City/Town Sewer	Year Round:
Water Utilities: City/Town Water	Short Sale w/Lndr. App. Req: No
Waterfront: No	Lender Owned: No
Water View: No	
	Tax Information
	Pin #: M:07 B:023 L:00001
	Assessed: \$383,000
	Tax: \$5,825 Tax Year: 2022
	Book: 63963 Page: 86
	Cert:
	Zoning Code: Mixed USe
	Map: Block: Lot:

Office/Agent Information
Listing Office: Lamacchia Realty, Inc. ☎ (508) 832-5324
Listing Agent: Mulryan and Maher Group (508) 713-2212
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: Exclusive Right to Sell
Entry Only: No
Showing: Sub-Agency:
Showing: Buyer's Broker:
Showing: Facilitator:
Special Showing Instructions: Call John for showing instructions or set in in showtime. tenants in place so need notice

Firm Remarks
1 meter for electric and Gas. In some cases rents have been projected.

Market Information	
Listing Date: 8/16/2026	Listing Market Time: MLS# has been on for 8 day(s)
Days on Market: Property has been on the market for a total of 8 day(s)	Office Market Time: Office has listed this property for 8 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$753,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

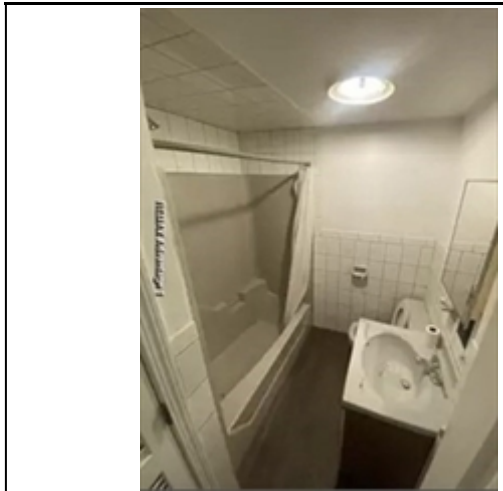
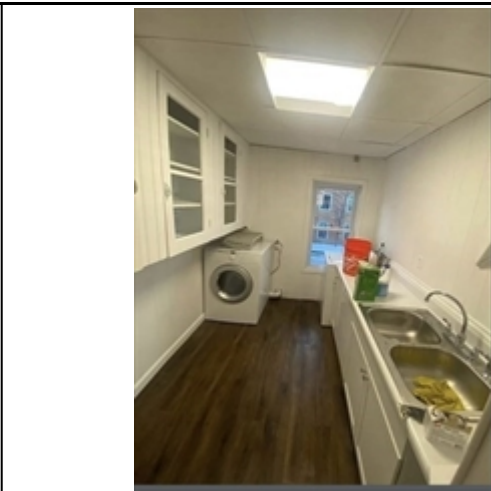
Market History for 73 Southgate St, Worcester, MA 01603-2827

MLS #	Date			DOM	DTO	Price
73567595	8/16/2026	Listed for	\$753,000	Mulryan and Maher Group	8	\$753,000
Market History for Lamacchia Realty, Inc. (AN8507)					8	
Market History for this property					8	

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

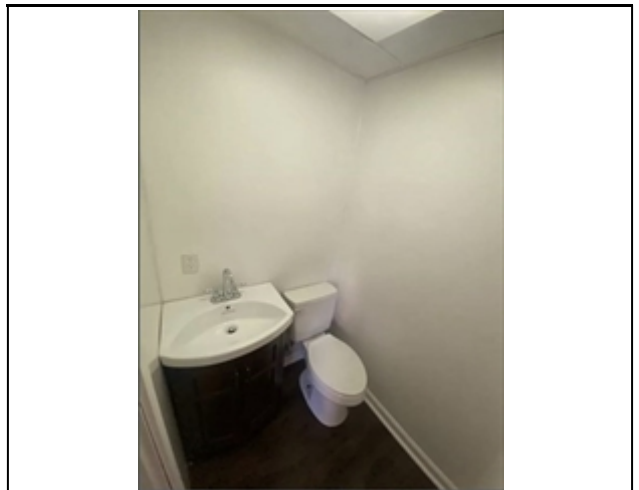
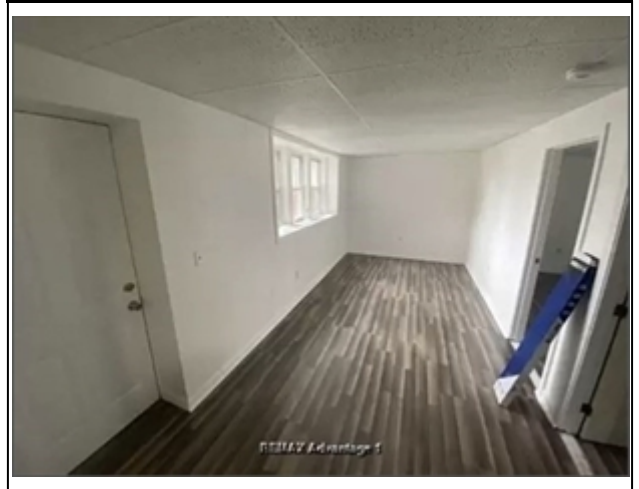
Multi Family - 4 Family
List Price: \$753,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

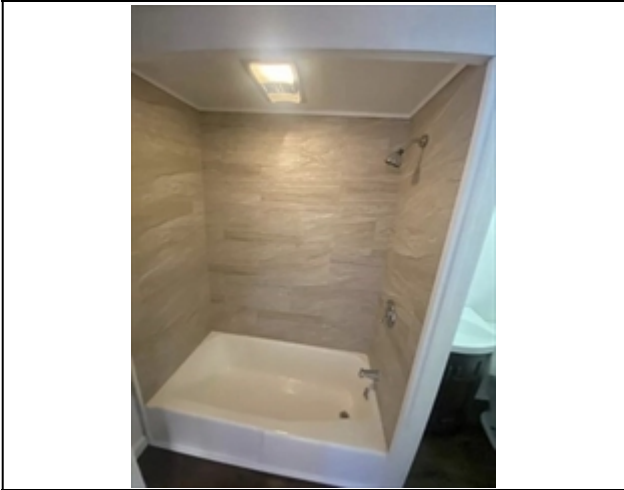
Multi Family - 4 Family
List Price: \$753,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

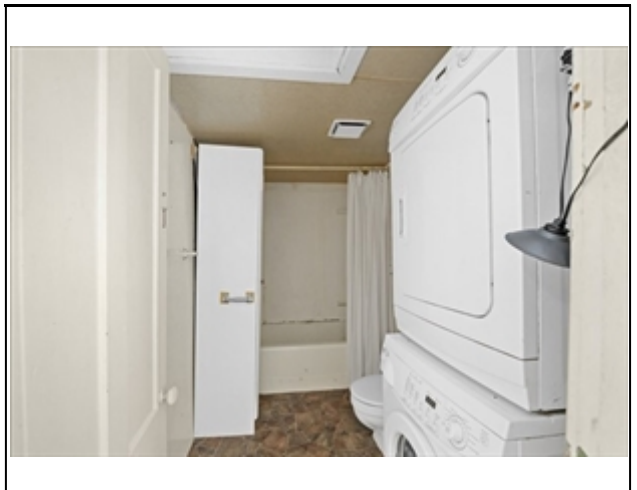
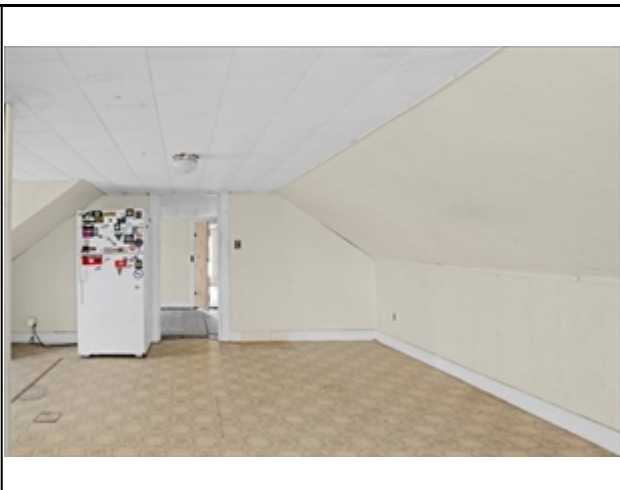
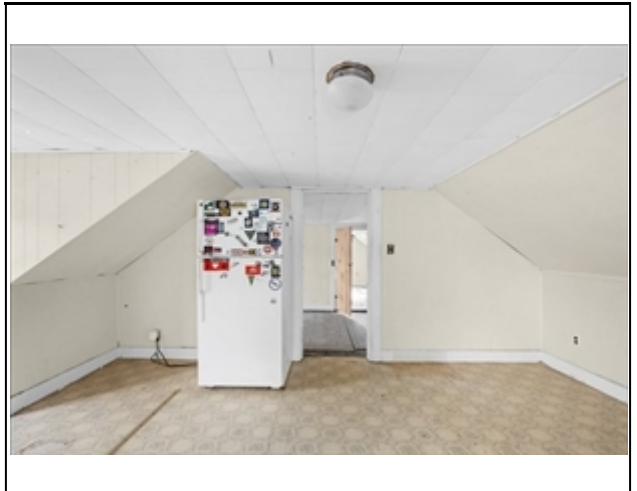
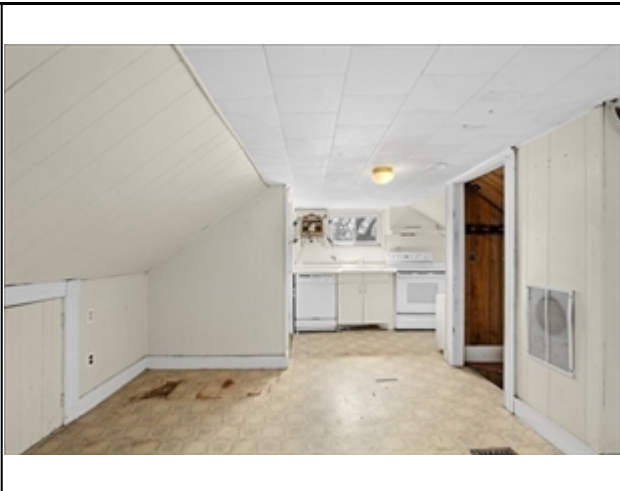
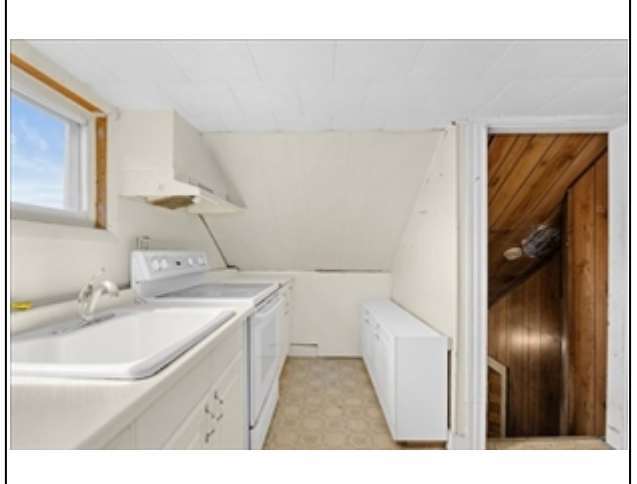
Multi Family - 4 Family
List Price: \$753,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

Multi Family - 4 Family
List Price: \$753,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

Multi Family - 4 Family
List Price: \$753,000



John Mulryan
Mulryan & Maher Group
Lamacchia Realty

MLS # 73567595 - New
Multi Family - 4 Family



73 Southgate St
Worcester, MA 01603-2827
Worcester County

List Price: **\$753,000**

Color:

Total Floors: **2**

Total Units: **4**

Total Rent: **\$4**

Grade School:

Middle School:

High School:

Approx. Acres: **0.12 (5,105 SqFt)**

Directions: **Cambridge St. to Caterberry st. to Southgate**

Total Rooms: **15**

Total Bedrooms: **10**

Total Bathrooms: **4f 0h**

Total Fireplaces: **0**

Approx. Street Frontage:

Investment opportunity in Worcester! This mixed-use property currently features 3 residential units plus a former bar/commercial space. Two of the three apartments have been renovated, with current rents including a 3-bedroom at \$2,600/month and a 2-bedroom at \$1,800/month. The former bar is not currently operating and has undergone recent improvements. Plans are available proposing the conversion of the former bar into two additional 2-bedroom residential units. All projected numbers and future income potential are based on this proposed conversion. Conversion is subject to all required approvals, zoning, and permitting. Buyer/buyer's agent to perform their own due diligence and verify feasibility, plans, rents, expenses, and development potential. Conveniently located near Polar Park, Union Station, Holy Cross, Clark University, I-290, Route 146, and the Mass Pike. Great value-add opportunity with existing rental income and potential for additional residential units.

Property Information

Approx. Living Area Total: **4,087 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **4,087 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat/Cool Units:

Heat/Cool Zones:

Total Parking Spaces: **4**

Garage Spaces: **0**

Disclosures: **1 Bedroom Unit needs Egress built. Bar has plans to become 2 residential apartments 2 bedrooms each. Projections based on the bar becoming 2 apartments**

Annual Expenses

Heating:

Repair & Maintenance:

Management:

Gross Income: **\$108,000**

Gas:

Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity:

Sewer:

Ann. Prop. Oper. Data: **No**

Net Income: **\$108,000**

Water:

Insurance:

Annual Expense Source:

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,800** Lease: **Yes**

Unit #2

Rooms: **4** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **2,600** Lease: **Yes**

Unit #3

Rooms: **2** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **0** Floor: **3** Rent: **1,000** Lease: **No**

Unit #4

Rooms: **3** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,800** Lease: **No**

Unit #5

Rooms: **3** Bedrooms: **2** Bathrooms: **1f** Fireplaces: Levels: Floor: Rent: **1,800** Lease: **No**

Features

Basement: **Yes**

Beach: **No**

Foundation Size:

Foundation Description: **Granite**

Hot Water: **Natural Gas**

Lot Description: **City View(s), Level**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1900** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:07 B:023 L:00001**

Assessed: **\$383,000**

Tax: **\$5,825** Tax Year: **2022**

Book: **63963** Page: **86**

Cert:

Zoning Code: **Mixed USe**

Map: Block: Lot:

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

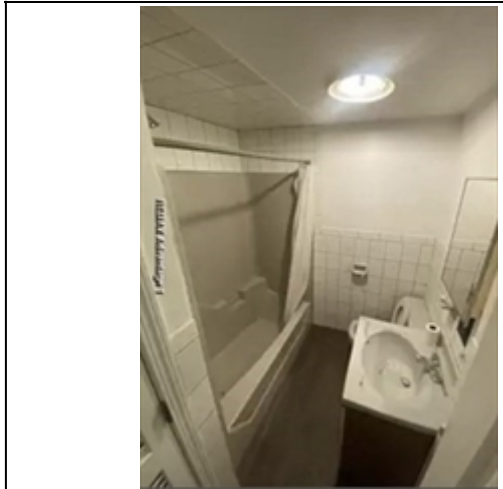
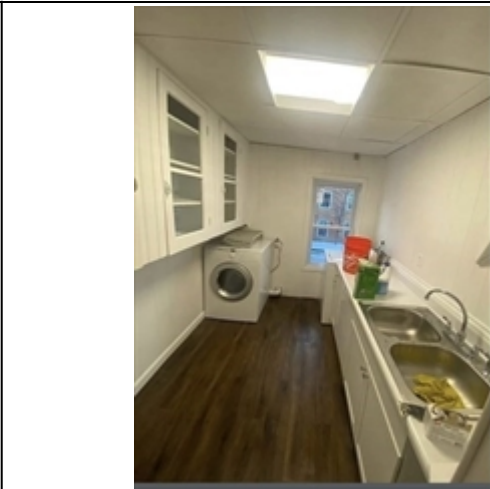
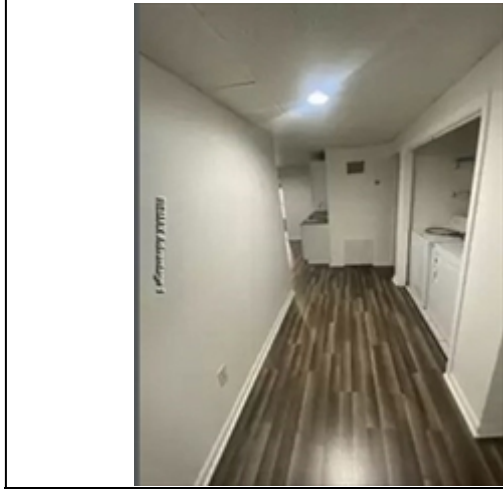
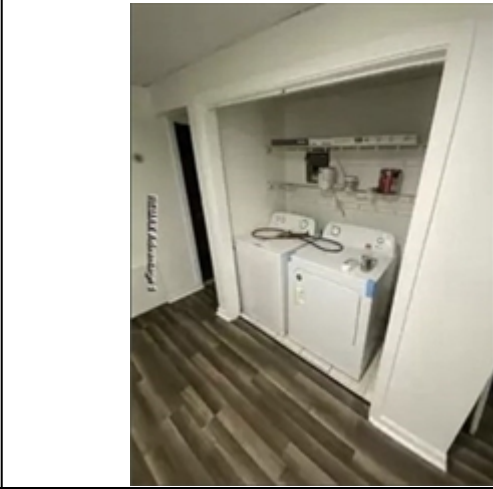
Market History for 73 Southgate St, Worcester, MA 01603-2827

MLS #	Date		DOM	DTO	Price
73567595	8/16/2026	Listed for \$753,000	8		\$753,000
Market History for Office Id: AN8507			8		
Market History for this property			8		

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

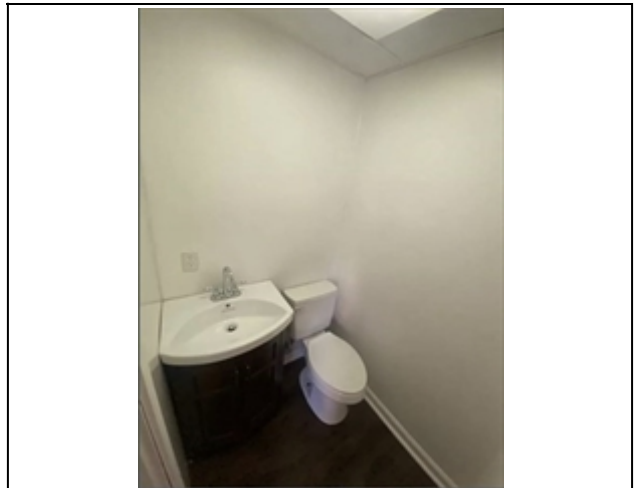
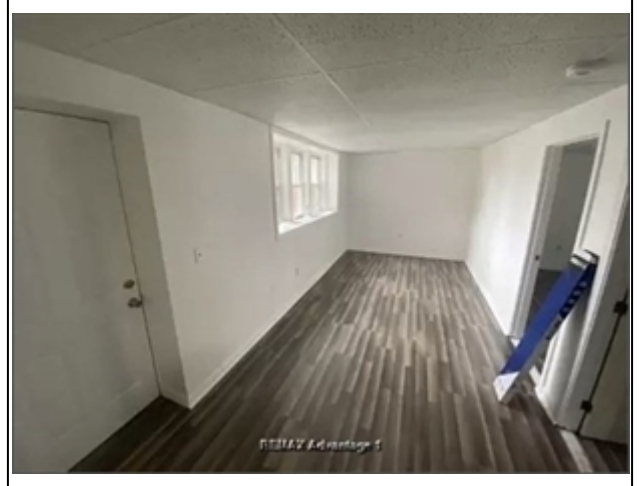
Multi Family - 4 Family
List Price: \$753,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

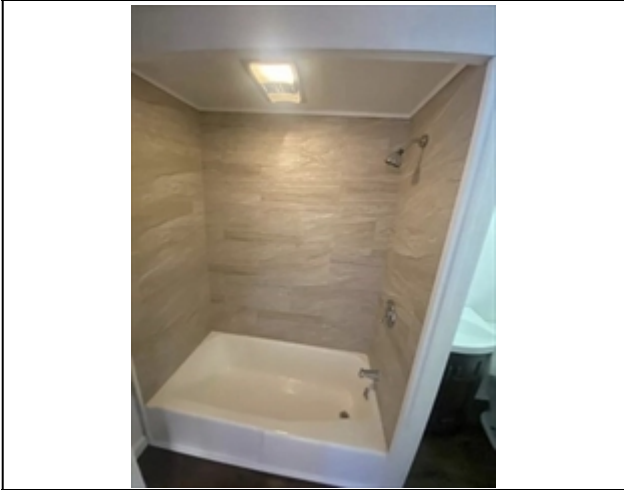
Multi Family - 4 Family
List Price: \$753,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

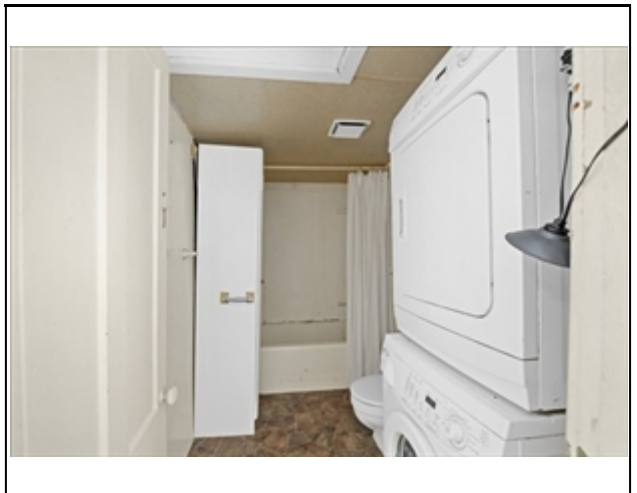
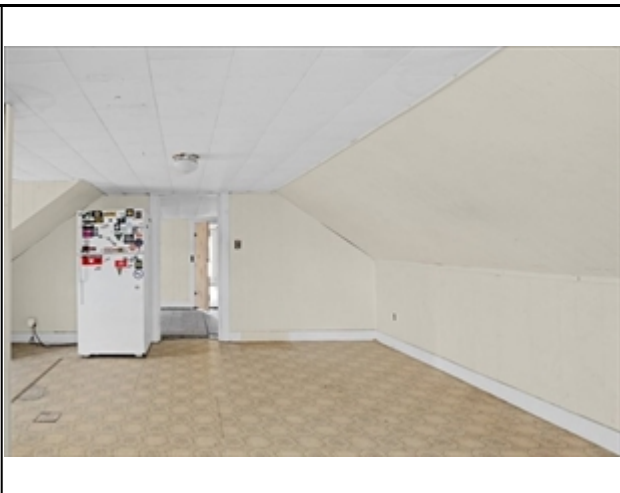
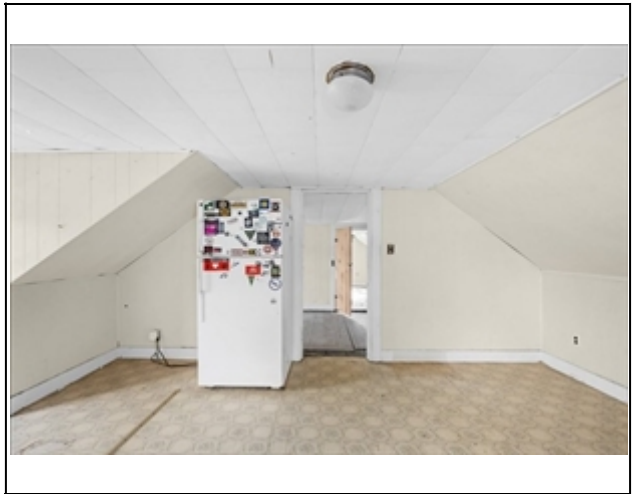
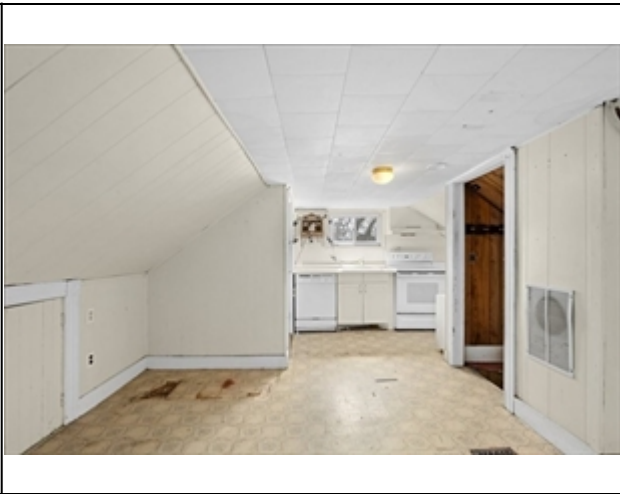
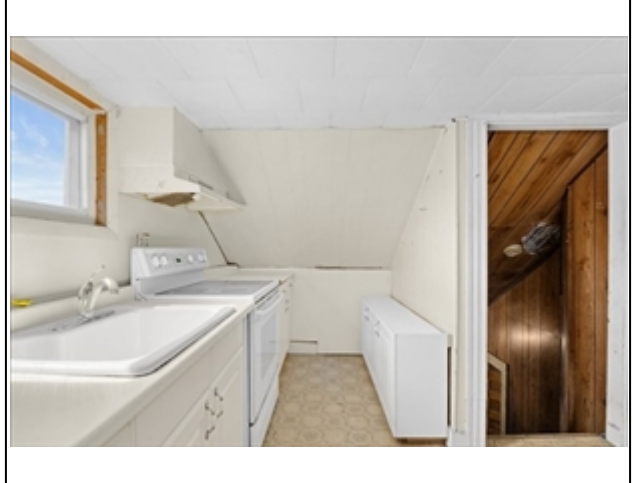
Multi Family - 4 Family
List Price: \$753,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

Multi Family - 4 Family
List Price: \$753,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73567595 - New
73 Southgate St, Worcester, MA 01603-2827

Multi Family - 4 Family
List Price: \$753,000

