

REDEVELOPMENT PROPERTY FOR SALE

# 51 HARDING STREET

Worcester, MA 01604



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**PROPERTY DESCRIPTION**

Kelleher & Sadowsky Associates is pleased to announce that we are the exclusive broker for 51 Harding Street. This unique 3,534 SF three-story brick building is ideally located in the heart of the Canal District, directly across from the Union Station parking garage, offering exceptional visibility and accessibility.

The property presents an outstanding opportunity for a variety of uses, including restaurant and bar or residential conversion. Features include 8–10 on-site parking spaces, city water and sewer, gas service, and 200-amp electrical service.

**OFFERING SUMMARY**

Sale Price:	\$479,000
Building Size:	3,534 SF + Full Basement
Lot Size:	5,264 SF
Zoning	BG 3.0

<b>DEMOGRAPHICS</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>8 MILES</b>
Total Households	64,615	98,580	129,857
Total Population	166,726	256,053	340,190
Average HH Income	\$86,506	\$100,316	\$115,532



