



NAI Glickman Kovago & Jacobs

7-UNIT MULTIFAMILY FOR SALE

44 WINTER STREET
FITCHBURG | MA

OFFERING OVERVIEW



7 total units

6 one-bedroom, 1 two-bedroom

5 of 7 units fully renovated



Extensive documented capital improvements, including new roof

Individual electric meters/panels



Laundry income in place

2 tenancy-at-will units with near-term rent upside



MBTA commuter rail access nearby

Close proximity to downtown Fitchburg

Asking Price: \$1,275,000

Building SF: 4,188 SF

Lot Size: 21,819 SF

Zoning: RC

Year Built 1920

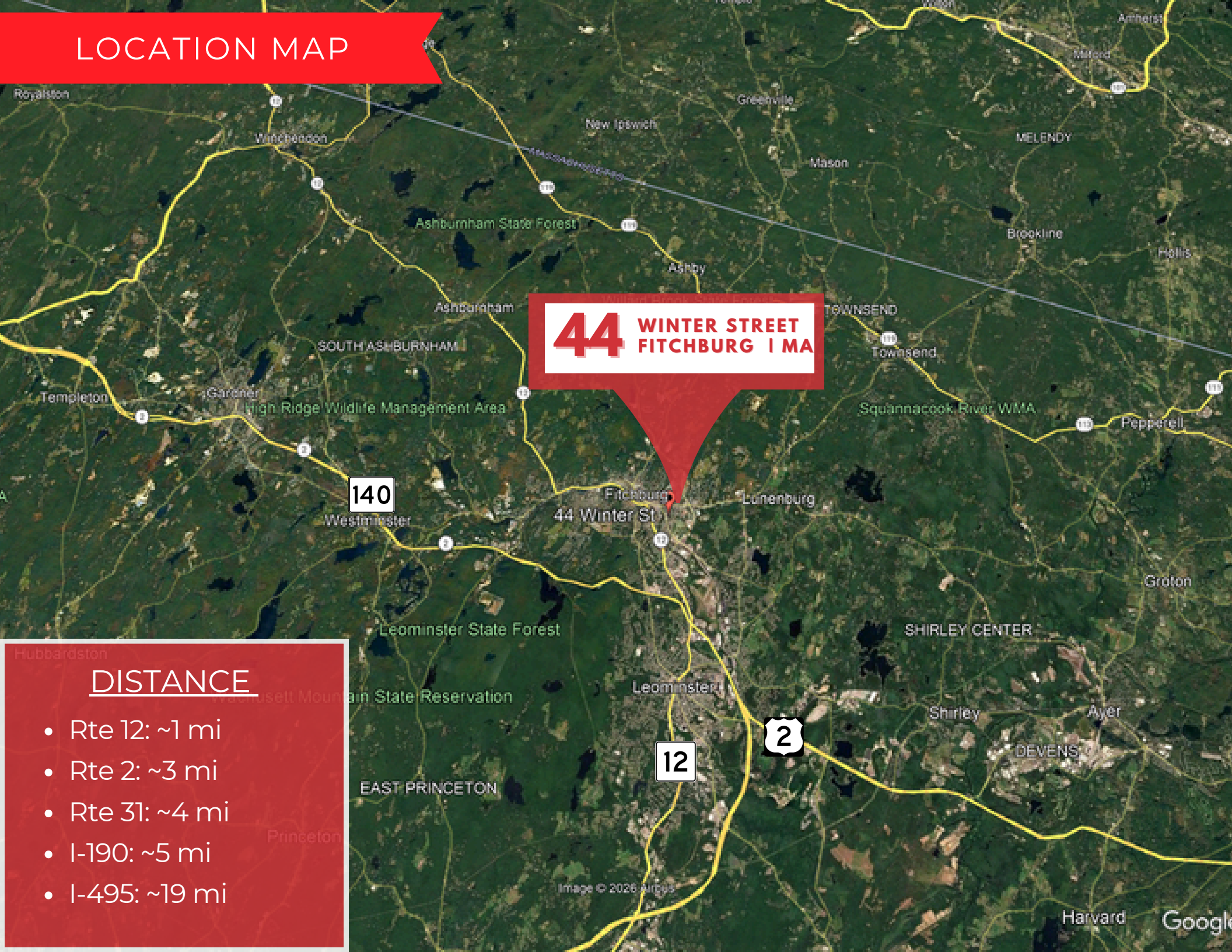
Year Renovated: 2026

Parking: 14 off-street parking spaces (2 per unit) + additional garage with rental income potential

NOI: \$85,466

Capital expenditure schedule and rent roll available upon request.

LOCATION MAP



**44 WINTER STREET
FITCBURG MA**

DISTANCE

- Rte 12: ~1 mi
- Rte 2: ~3 mi
- Rte 31: ~4 mi
- I-190: ~5 mi
- I-495: ~19 mi

LOCATION OVERVIEW

- **Strategic Positioning:** 44 Winter Street is well-positioned in central Fitchburg, with close proximity to downtown amenities, MBTA Commuter Rail service, and everyday conveniences. The property draws from a stable rental base in an established residential neighborhood with consistent demand.
- **Walkable Urban Core:** Steps from Main Street dining, CVS, Market Basket, TD Bank, and Crunch Fitness. MBTA Commuter Rail access adds tenant appeal for Boston-area commuters.
- **Strong Connectivity:** Direct access to Rte 12, Rte 2, and I-190, connecting tenants to the broader Montachusett region and Worcester County.



Well positioned in a walkable urban core for tenant appeal



Convenient Access

Easy Access to Rte 12, 2, I-290

EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



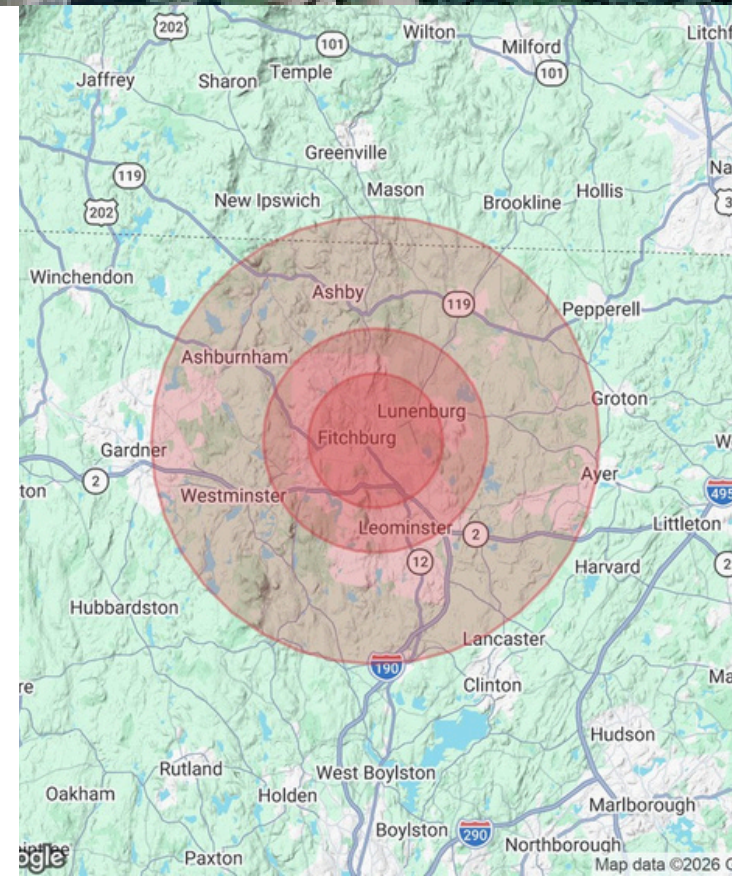
DEMOGRAPHICS

44 WINTER STREET
FITCHBURG | MA

North Central Ma Associates Realtors

	3 Miles	5 Miles	10 Miles
Population			
Total Population	50,326	83,541	152,928
Average Age	39.2	40.2	42.3
Average Age (Male)	39.0	39.0	41.1
Average Age (Female)	39.1	40.9	43.4
Households & Income			
Total Households	20,454	33,730	59,683
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$91,619	\$99,290	\$114,341
Average House Value	\$329,066	\$345,623	\$382,527

2023 American Community Survey (ACS)



CONTACT US



LEXI BRISSETTE
Vice President

508-868-6182

abrissette@glickmankovago.com



BRENDAN TOOHEY
Associate Broker

508-612-3025

btoohey@glickmankovago.com

MARKETED EXCLUSIVELY BY:

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

www.glickmankovago.com



LEXI BRISSETTE
Vice President

508-868-6182

abrisette@glickmankovago.com



BRENDAN TOOHEY
Associate Broker

508-612-3025

btoohey@glickmankovago.com

NAI Glickman Kovago & Jacobs



BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

© 2026. All rights reserved.