

Fine Properties, Inc.
298 Boston Turnpike
Shrewsbury, MA 01545
508 753-0820, 508 753-1583



MLS # 71249492 - Active
Commercial/Industrial - Industrial

100 Tainter St
Worcester, MA 01610-2518
Worcester County
Directions: Main or Southbridge St to Gardner-Tainter. 1 Block from new Boys and Girls Club

List Price: \$3,200,000

Remarks

100 Tainter Street, AKA 30 Hollis Street and AKA 50 Gardner Street are 3 addresses consisting of 8 contiguous bldg (1-5 floors) that are owned by the same owners. These buildings were part of the original Crompton Knowles Complex and are near the new Boys and Girls Club, Clark U, and 2 Univeristy Park. The property can be broken up and sold separately. Many local sites have been gentrified. This property can be the key to more area changes . (More land and Bldings are available)

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Sale
Office:	5	60000	Bldg: \$0	Lease Type: --
Retail:	0	0	Total: \$827,500	Lease Price Includes: --
Warehouse:	0	0	# Buildings: 8	Lease: No Exchange: No
Manufacturing:	10	96980	# Stories: 5	Sublet: No
Total:		156980	# Units:	21E on File: Yes
Drive in Doors:		Expandable: Yes		Gross Annual Inc:
Loading Docks:		Dividable: Yes		Gross Annual Exp:
Ceiling Height: 24		Elevator: Yes		Net Operating Inc:
# Restrooms:		Sprinklers:		Special Financing:
Hndcp Accessibl:		Railroad Siding: No		Assc: No Assoc Fee: \$
Lot Size: 65340		Frontage:	Traffic Count:	
Acres: 1.5		Depth:	Lien & Encumb: No	
Survey: No		Subdivide: Yes	Undrgrnd Tank: Unknown	
Plat Plan: No		Parking Spaces: 70	Easements: Unknown	

Features

Construction : **Brick, Stone/Concrete**
Location: **Urban, Park, Industrial Park, Highway Access, Public Transportation, Neighborhood**
Parking Features: **Detached, Open, Under, Paved Driveway**
Utilities: **Public Water, Public Sewer, Natural Gas, Three Phase**

Other Property Info

Disclosure Declaration: **No**
Disclosures:
Exclusions:
Year Built: **1900**
Year Built Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$827,500**
Tax: **\$27540** Tax Year: **2010**
Book: **15745** Page: **273**
Cert:
Zoning Code: **commercial**
Zone Desc: **Legal Conforming**
Map: **7** Block: **3** Lot: **2A&2b**

Office/Agent Information

Listing Office: **Fine Properties, Inc.** (508) 753-0820 Ext. 11
Listing Agent: **Jane Fine** (508) 753-0820
Team Member: **Edward Levine** (508) 753-0820
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office**
Showing: Facilitator: **Call List Office**
Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **3**
Facilitator: **3**
Lender Owned: **No**
Short Sale With Lender Approval Required: **No**

Market Information

Listing Date: **6/16/2011**
Days on Market: Property has been on the market for a total of **9** day(s)
Expiration Date:
Original Price: **\$3,200,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **9** day(s)
Office Market Time: Office has listed this property for **9** day(s)

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Prepared by **Jane R. Fine**
Fine Properties, Inc.