

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

MLS # 71249423 - New
 Commercial/Industrial - Industrial



68 Gardner St List Price: **\$1,500,000**
Worcester, MA 01610-2528
Worcester County
 Directions: **Southbridge St or Main St to Gardner**

Remarks

Solid Brick Mill Building one block away from the New Boys and Girls Club. This 150,000 s.f. building offers many options from renovating to apartments, mixed use lofts and business, or keeping as is. The building abuts RAIL ACCESS that is INACTIVE and it is possible to reconnect. There are 2 freight elevators and floor pallet conveyor in the building.

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$85,400	Space Available For: For Sale
Office:	0	0	Bldg: \$422,400	Lease Type: Other (See Remarks)
Retail:	0	0	Total: \$507,800	Lease Price Includes: Building
Warehouse:	1	50000		Lease: Yes Exchange: No
Manufacturing:	2	100000	# Buildings: 1	Sublet: Yes
			# Stories: 2	21E on File: Yes
Total:	3	150000	# Units: 3	

Drive in Doors:	Expandable: No	Gross Annual Inc:
Loading Docks: 5	Dividable: Yes	Gross Annual Exp:
Ceiling Height:	Elevator: Yes	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl: No	Railroad Siding:	Assc: No Assoc Fee: \$

Lot Size: 60113	Frontage:	Traffic Count:
Acres: 1.38	Depth:	Lien & Encumb: No
Survey: No	Subdivide: Yes	Undrgrnd Tank: Unknown
Plat Plan: No	Parking Spaces: 50	Easements: Unknown

Features

Location: **Urban, Industrial Park, Neighborhood**
 Parking Features: **Open, Street, Under, Paved Driveway, Unpaved Driveway**
 Roof Material: **Tar & Gravel**
 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 #: **M:07 B:003 L:0003A**
 Assessed: **\$507,800**
 Tax: **\$16900** Tax Year: **2010**
 Book: **26802** Page: **183**
 Cert:
 Zoning Code: **comm**
 Zone Desc: **Legal Conforming**
 Map: **07** Block: **003** Lot: **0003a**

Market Information

Listing Date: **6/16/2011** Listing Market Time: MLS# has been on for **0** day(s)
 Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
 Expiration Date:
 Original Price: **\$1,500,000**
 Off Market Date:
 Sale Date:



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**Prepared by Jane R. Fine
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