

Fine Properties, Inc.
P.O. Box 158
Shrewsbury, MA 01545
508 753-0820, (f) 508 630-1700



MLS # 71379542 - Active
Commercial/Industrial - Industrial

68 Gardner St
Worcester, MA 01610-2528
Worcester County

List Price: **\$500,000**

Directions: Southbridge St or Main St to Gardner

Remarks

Owner says SELL !! Solid Brick Mill Building across the street from the New Boys and Girls Club. This 150,000 s.f. building offers the following options: 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 is a freight elevator and a floor pallet conveyor in the building.

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$107,400	Space Available For: For Sale
Office:	0	0	Bldg: \$848,500	Lease Type: Other (See Remarks)
Retail:	0	0	Total: \$955,900	Lease Price Includes: Building
Warehouse:	1	50000		Lease: Yes Exchange: No
Manufacturing:	2	100000	# Buildings: 1	Sublet: Yes
			# Stories: 5	21E on File: Yes
Total:	3	150000	# Units:	

Drive in Doors:	Expandable: No	Gross Annual Inc:
Loading Docks: 1	Dividable: Yes	Gross Annual Exp:
Ceiling Height: 24	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
	Lender Owned: No	Short Sale w/Lndr.App Req: No

Features

Location: **Urban, Industrial Park, Neighborhood**
Parking Features: **Open, Street, Under, Paved Driveway, Unpaved Driveway**
Roof Material: **Tar & Gravel**
Site Condition: **Dry, Level**
Utilities: **Public Water, Public Sewer, Natural Gas, Three Phase**

Other Property Info

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

Tax Information

Pin #: **M:07 B:003 L:0003A**
Assessed: **\$955,900**
Tax: **\$27788** Tax Year: **2012**
Book: **26802** Page: **183**
Cert:
Zoning Code: **comm**
Zone Desc: **Legal Conforming**
Map: **07** Block: **003** Lot: **0003a**

Office/Agent Information

Listing Office: **Fine Properties, Inc.** (508) 753-0820

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: **Call office for an appointment**

Compensation

Sub-Agency: **Not Offered**

Buyer Agency: **3**

Facilitator: **3**

Market Information

Listing Date: **5/7/2012**

Days on Market: Property has been on the market for a total of **339** day(s)

Expiration Date:

Original Price: **\$995,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **339** day(s)

Office Market Time: Office has listed this property for **339** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:



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