

Fine Properties, Inc.
67 Millbrook Street
Worcester, MA 01606
508 753-0820, 508 753-1583



MLS # 70857741 - Active
Commercial/Industrial - Commercial

3 James St - Unit 1
Worcester, MA 01603-1011
Worcester County

List Price: \$10

Directions: **Corner of James and Stafford. 1st floor of Eddy's Carpet building**

Remarks

Webster Square, Flooring of America Building also known as Eddy's Carpet has 5000 s.f. on the first floor perfect for retail, office or distribution/office. High visibility on Stafford and James Street, Convenient to Leicester, Auburn, and Worcester. Owner will provide snow removal and outside maintenance and pay taxes. Tenant will pay utilities, rubbish, and maintain inside unit. Flexible terms.

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|--------------------------|----------|------------------------|-------------------------|--|
| Residential: | 0 | 0 | Land: \$194,500 | Space Available For: For Lease |
| Office: | 0 | 0 | Bldg: \$393,500 | Lease Type: Other (See Remarks) |
| Retail: | 1 | 0 | Total: \$588,000 | Lease Price Includes: Building |
| Warehouse: | 0 | 0 | | Lease: Yes Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| Total: | 1 | 10000 | # Stories: 2 | 21E on File: No |
| | | | # Units: 1 | |
| Drive in Doors: 1 | | Expandable: No | | Gross Annual Inc: 0 |
| Loading Docks: 1 | | Dividable: Yes | | Gross Annual Exp: 0 |
| Ceiling Height: 9 | | Elevator: No | | Net Operating Inc: 0 |
| # Restrooms: 4 | | Sprinklers: Yes | | Special Financing: No |
| Hndcp Accessibl: | | Railroad Siding: | | Assoc: No Assoc Fee: \$ |

| | | |
|------------------------|---------------------------|---------------------------|
| Lot Size: 16500 | Frontage: | Traffic Count: |
| Acres: 0.38 | Depth: | Lien & Encumb: No |
| Survey: No | Subdivide: Yes | Undrgrnd Tank: |
| Plat Plan: No | Parking Spaces: 25 | Easements: Unknown |

Features

Construction : **Stone/Concrete, Frame, Steel, Stucco**
Location: **Urban**
Parking Features: **Open, Street**
Roof Material: **Membrane**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Disclosures:
Exclusions:
Year Built: **1940**
Year Built Source: **Public Record**

Tax Information

Pin #: **M:28 B:004 L:03+3A**
Assessed: **\$588,000**
Tax: **\$15406** Tax Year: **2008**
Book: **19342** Page: **364**
Cert:
Zoning Code: **business**
Zone Desc: **Legal Conforming**
Map: **28** Block: **4** Lot: **3&3a**

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: **Call office to set up appointment**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **4**
Facilitator: **4**

Market Information

Listing Date: **12/23/2008**
Days on Market: Property has been on the market for a total of **20** day(s)
Expiration Date:
Original Price: **\$10**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **20** day(s)
Office Market Time: Office has listed this property for **20** day(s)

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