



Each office independently owned and operated

FOR SALE \$2,490,000

RETAIL/OFFICE BUILDING

GOLDBERG BUILDING

97-103 WATER STREET | WORCESTER, MA 01604

REMAX PARTNERS - JIMMY KALOGEROPOULOS

44 Park Street

Andover, MA 01810

508.635.8259



PRESENTED BY:

**JAMES
KALOGEROPOULOS**

Broker Owner
508.635.8259
MA #95885635

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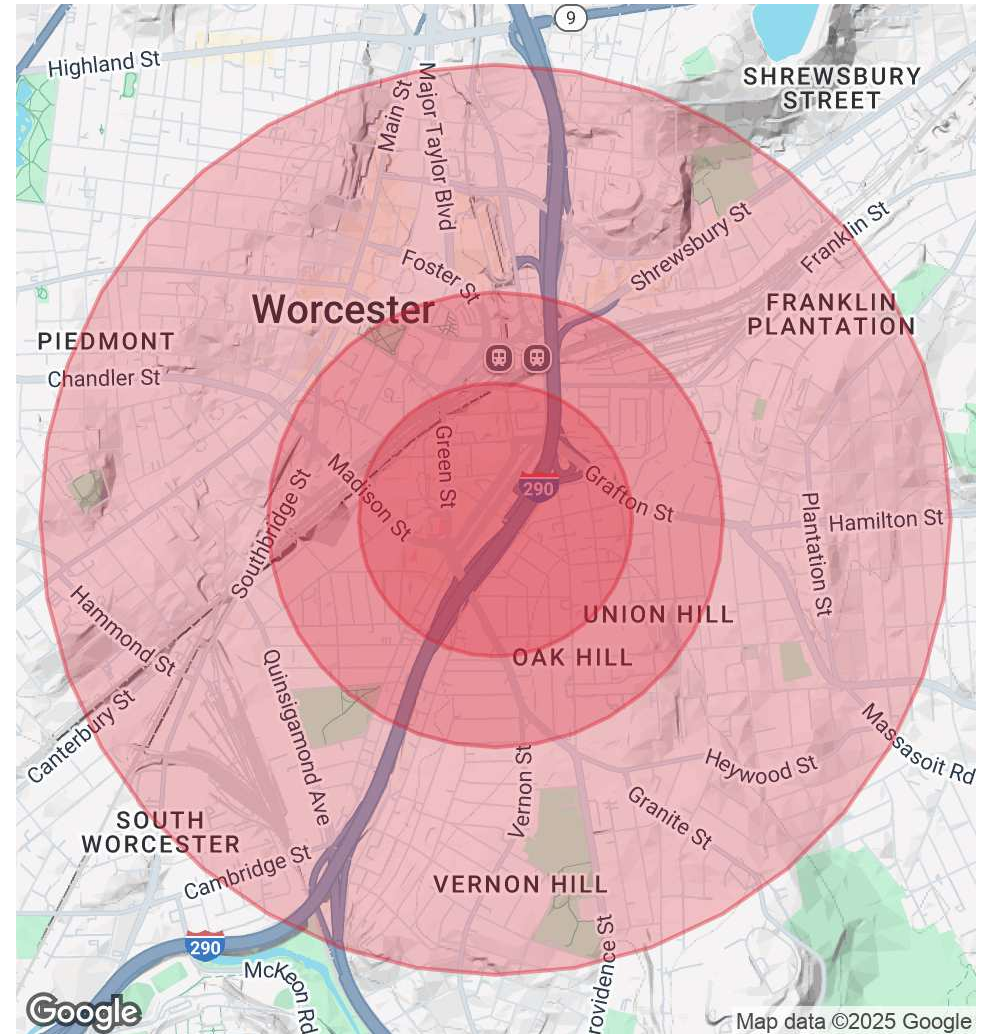
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,439	10,340	44,840
Average Age	34	35	36
Average Age (Male)	33	34	36
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	861	4,071	17,958
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$59,623	\$62,762	\$65,191
Average House Value	\$380,771	\$387,835	\$360,108

Demographics data derived from AlphaMap



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Building Name	Goldberg Building
Property Type	Retail/Office
Property Subtype	Restaurant, Bar/Retail/Office Building
Building Size	15,500 SF
Lot Size	5,000 Acres
Building Class	A
Year Built	1915
Number of Floors	4
Average Floor Size	3,100 SF
Roof	Rubber, Flat
Number of Buildings	1

The Goldberg Building is a Canal District Landmark, offering a very rare opportunity for an owner operator, developer, or investor to pursue a commercial trophy property! This corner lot has access to I-290, I-90, Route 146, and Route 122, sitting in one of the city's most high-traffic, high-demand areas. It is minutes from Polar Park, Union Station, Water Street Municipal Parking, and Worcester's top dining destinations in the red-hot canal district. This four-story Historic asset was awarded the Silver Hammer Award and is in an opportunity zone. Extensive renovations feature oversized windows, central heat/AC, updated plumbing & electric, and elevator access to seamlessly blend history with modern commercial functionality. The 1st and 2nd floors are ready for restaurant or hospitality use, with a commercial kitchen setup. The upper floors offer versatile office or creative space with an open loft-style feel. Well maintained and ready for occupancy or redevelopment.



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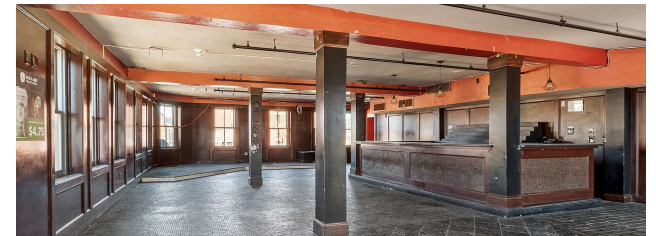
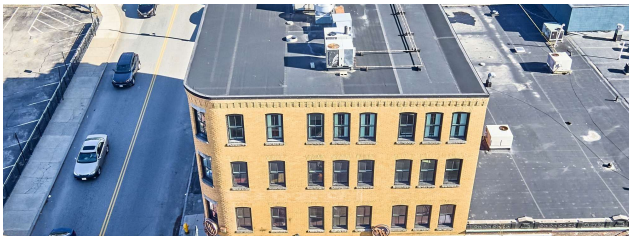
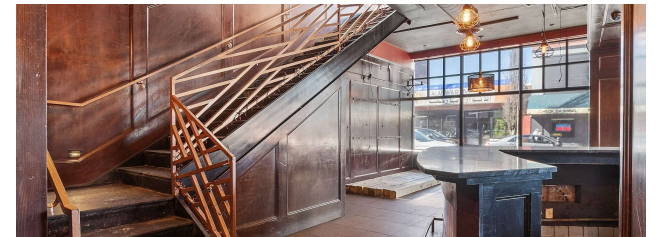
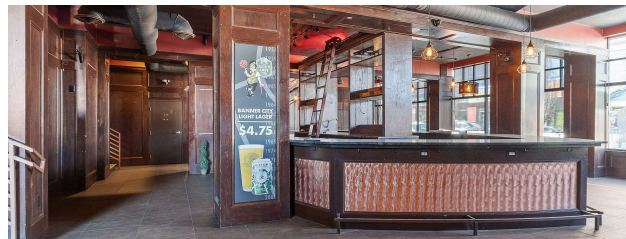
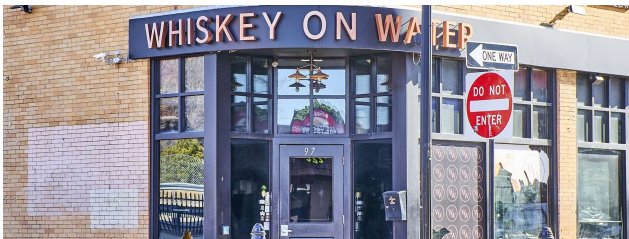
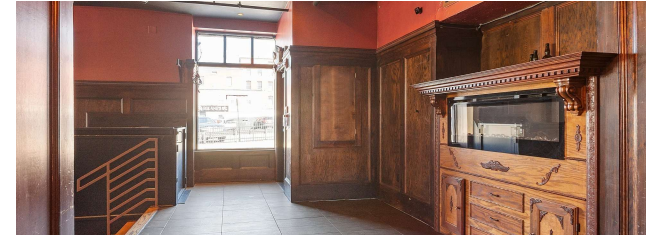
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