



MLS # 73347221 - Active  
Commercial/Industrial - Commercial

97-103 Water Street  
Worcester, MA: Downtown, 01604-5033  
Worcester County

List Price: **\$2,490,000**

Directions: **Corner of Harrison Street and Water Street.**

**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.**

### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Sale</b>
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$245,700</b>	Lease Type:
Office:	<b>3</b>	<b>6,200</b>	Bldg: <b>\$836,800</b>	Lease Price Includes:
Retail:	<b>2</b>	<b>9,300</b>	Total: <b>\$1,082,500</b>	Lease: <b>No</b> Exchange: <b>No</b>
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>4</b>	21E on File: <b>Yes</b>
Total:	<b>4</b>	<b>15,500</b>	# Units: <b>4</b>	

Disclosures: **The building is in an opportunity zone. No warranties or representations being made by broker, or owner.**

Drive in Doors: <b>0</b>	Expandable: <b>No</b>	Gross Annual Inc:
Loading Docks: <b>0</b>	Dividable: <b>Yes</b>	Gross Annual Exp:
Ceiling Height: <b>10</b>	Elevator: <b>Yes</b>	Net Operating Inc:
# Restrooms: <b>9</b>	Sprinklers: <b>Yes</b>	Special Financing: <b>Unknown</b>
Hndcp Accessibl: <b>Yes</b>	Railroad siding: <b>No</b>	Assc: <b>No</b> Assoc Fee:

Lot Size: <b>5,000 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.11</b>	Depth:	Lien & Encumb: <b>No</b>
Survey: <b>Yes</b>	Subdivide: <b>No</b>	Undrgrnd Tank: <b>No</b>
Plat Plan: <b>No</b>	Parking Spaces: <b>6</b>	Easements: <b>No</b>
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Req: <b>No</b>	

### Features

Construction: **Brick, Stone/Concrete**  
Location: **Downtown, Historic, Highway Access, Public Transportation, Central Business District, Corner Lot**  
Parking Features: **1-10 Spaces, Paved Driveway**  
Roof Material: **Rubber**  
Utilities: **Public Water, Public Sewer, Natural Gas, 220 Volts, Three Phase**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1915**  
Year Established Source: **Public Record**

### Tax Information

Pin #: **M:04 B:037 L:00018**  
Assessed: **\$1,082,500**  
Tax: **\$32,518** Tax Year: **2024**  
Book: **23460** Page: **328**  
Cert:  
Zoning Code: **BG-3**  
Zoning Desc: **Legal Conforming**  
Map: **4** Block: **37** Lot: **18**

### Office/Agent Information

Listing Office: **RE/MAX Partners** (508) 635-1600 Ext. 277  
Listing Agent: **James Kalogeropoulos** (508) 635-8259  
Team Member(s):  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required**  
Showing: Facilitator:  
Special Showing Instructions: **Call Jimmy (774) 696-1810.**

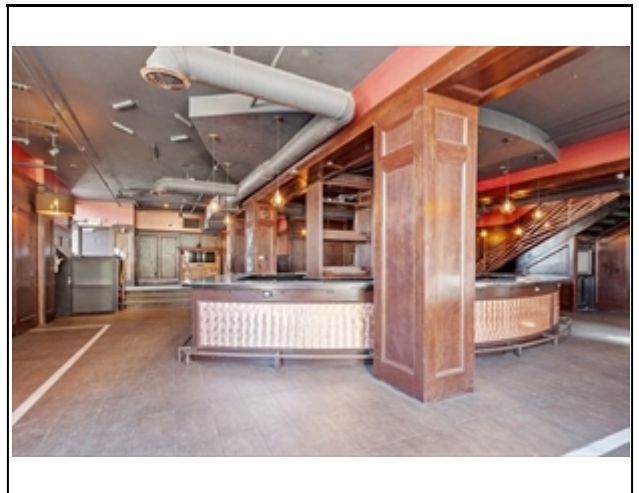
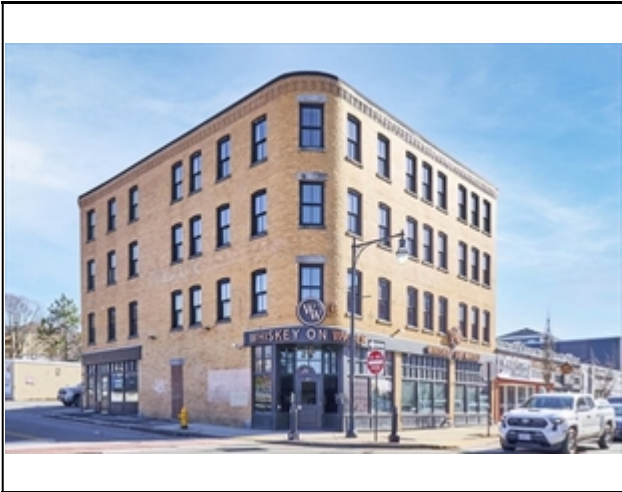
### Market Information

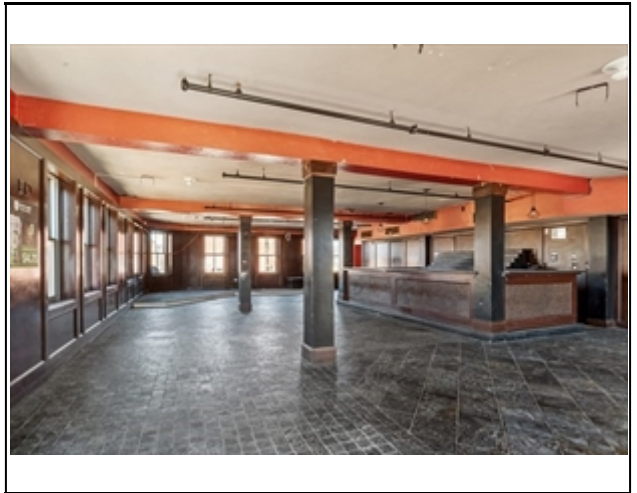
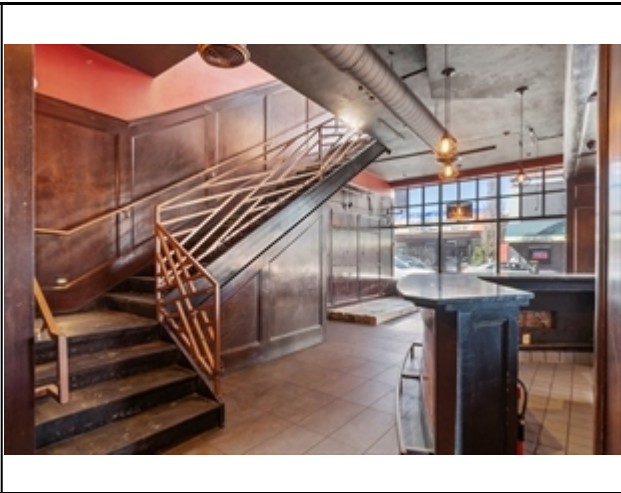
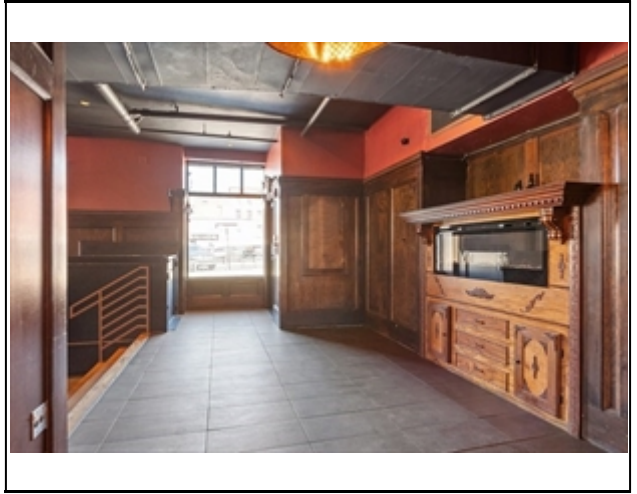
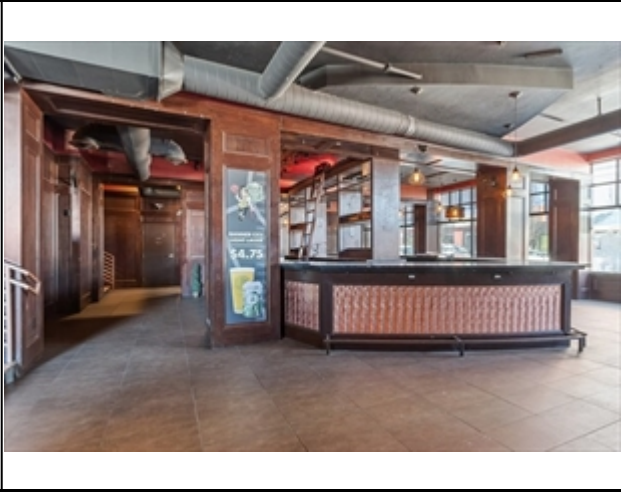
Listing Date: **3/19/2025**  
Days on Market: Property has been on the market for a total of **6** day(s)  
Expiration Date:  
Original Price: **\$2,490,000**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **6** day(s)  
Office Market Time: Office has listed this property for **6** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

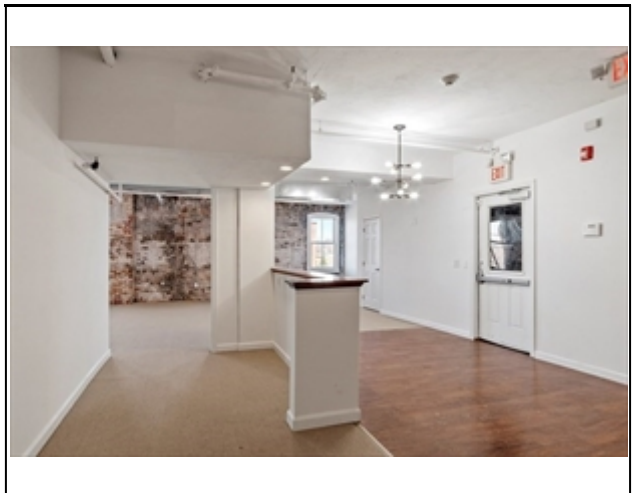
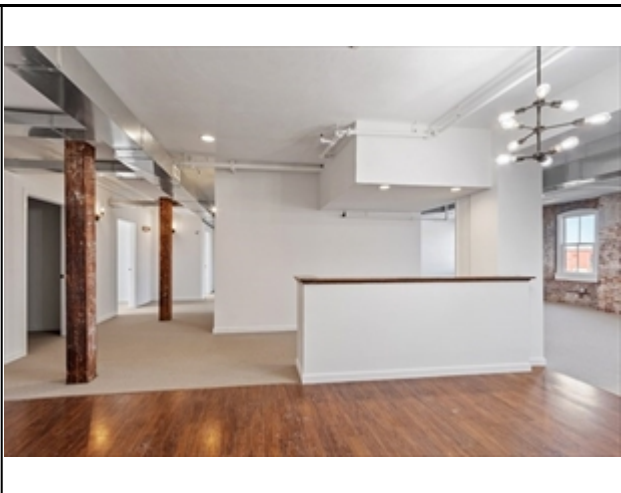
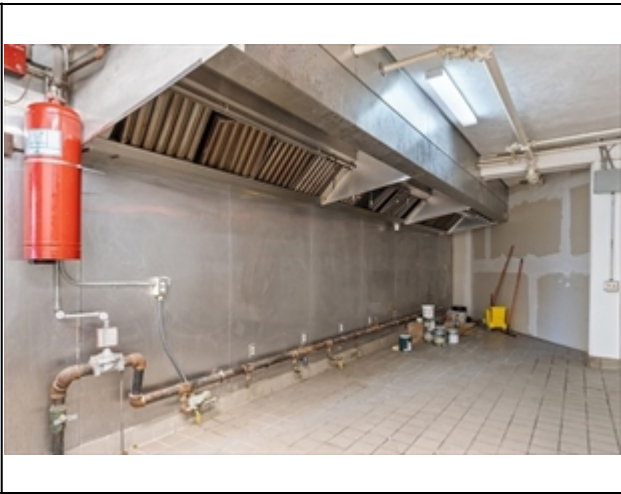
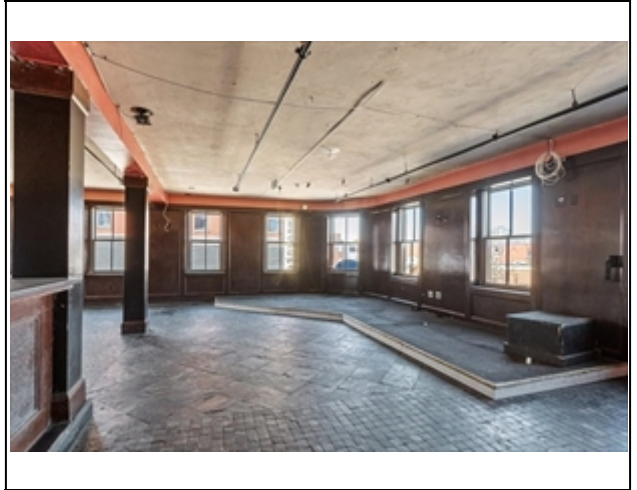
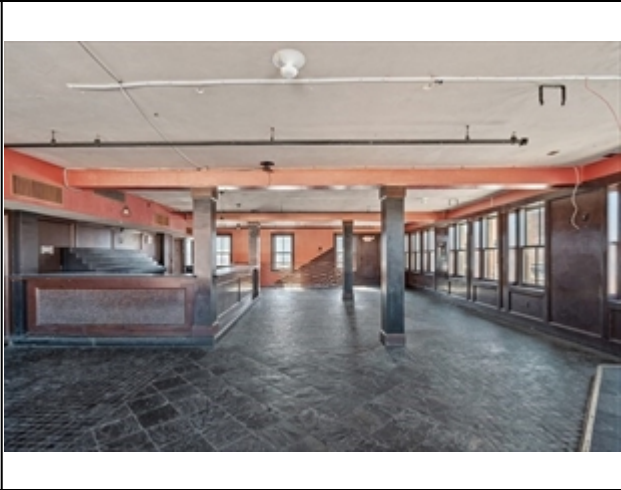
**Market History for 97-103 Water Street, Worcester, MA: Downtown, 01604-5033**

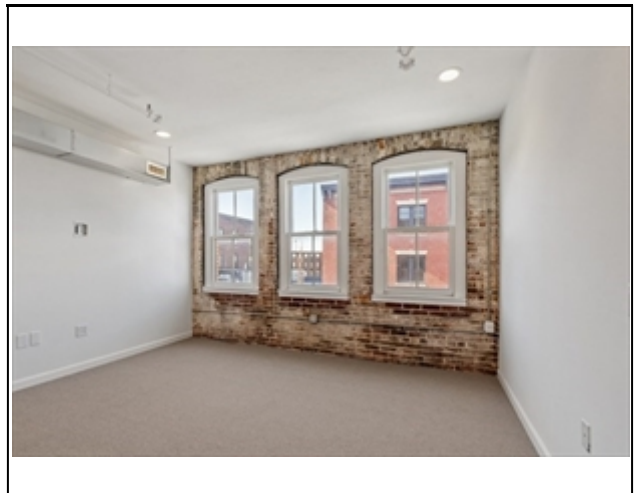
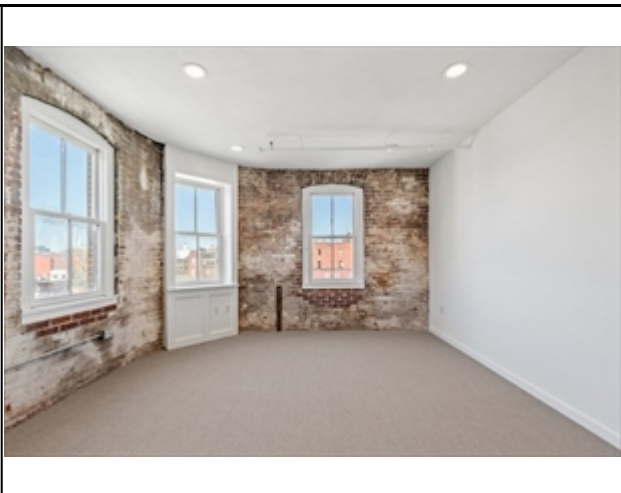
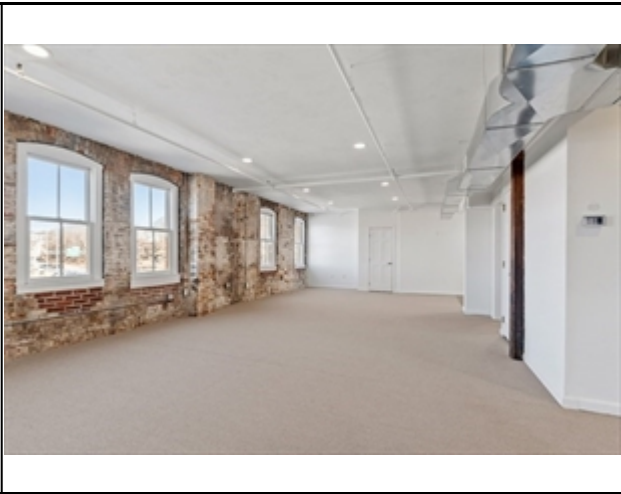
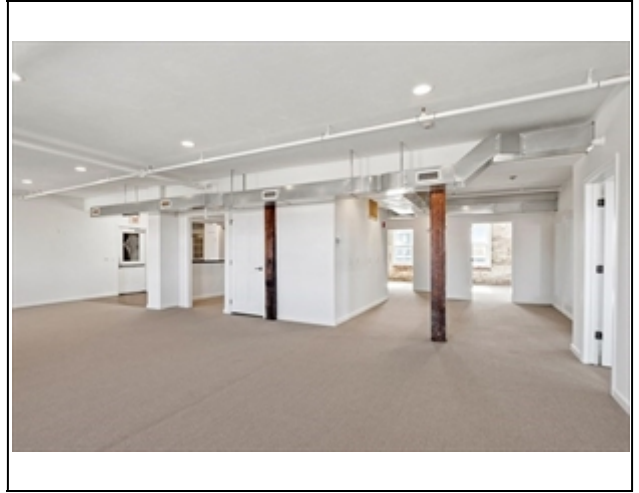
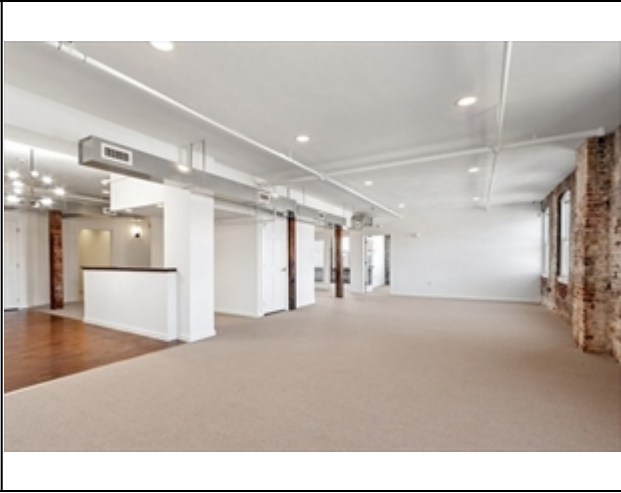
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73347221	3/19/2025	Listed for <b>\$2,490,000</b>	James Kalogeropoulos	6		\$2,490,000
<b>Market History for RE/MAX Partners (AN8069)</b>				<b>6</b>		
<b>Market History for this property</b>				<b>6</b>		

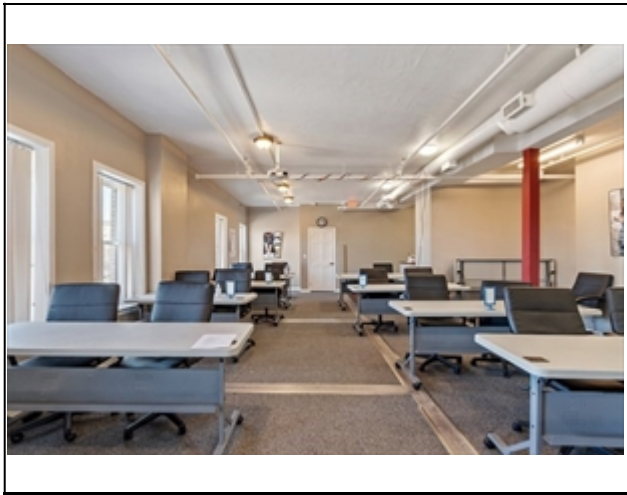
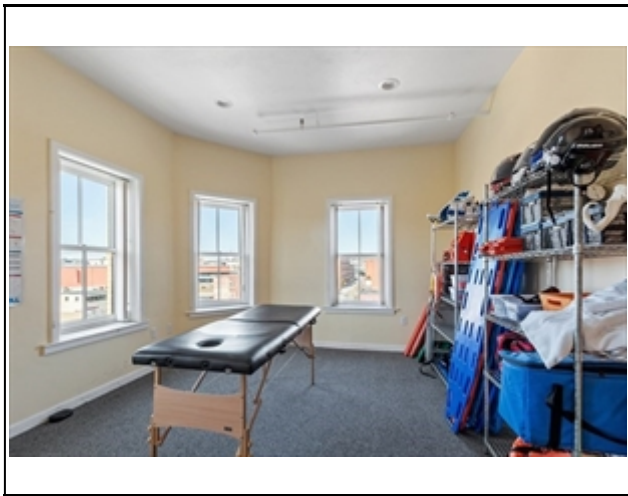
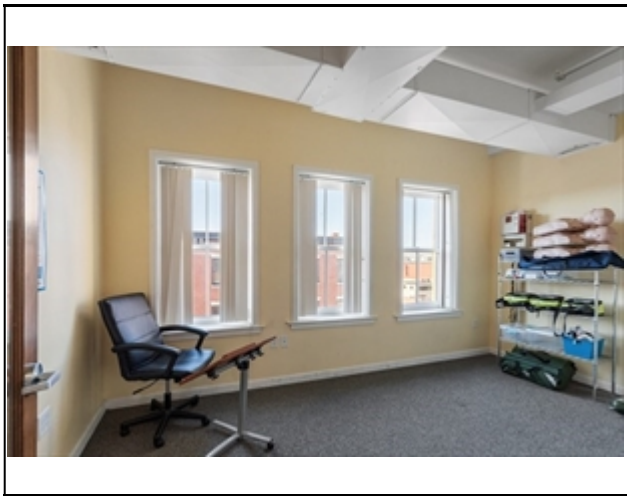
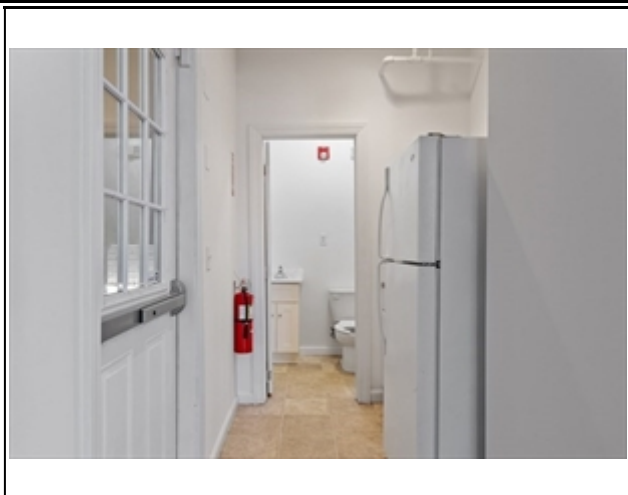
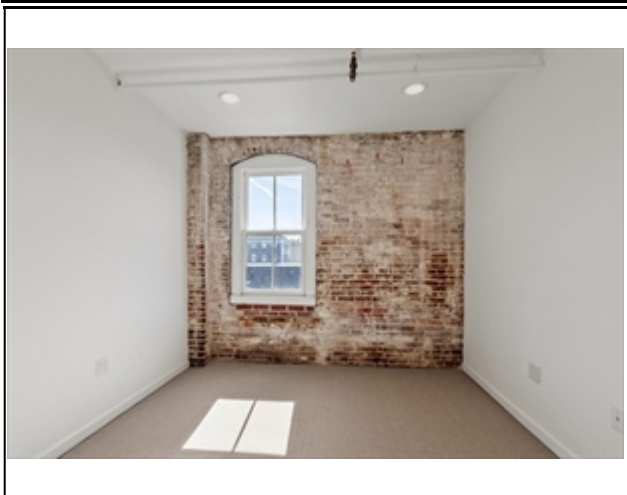
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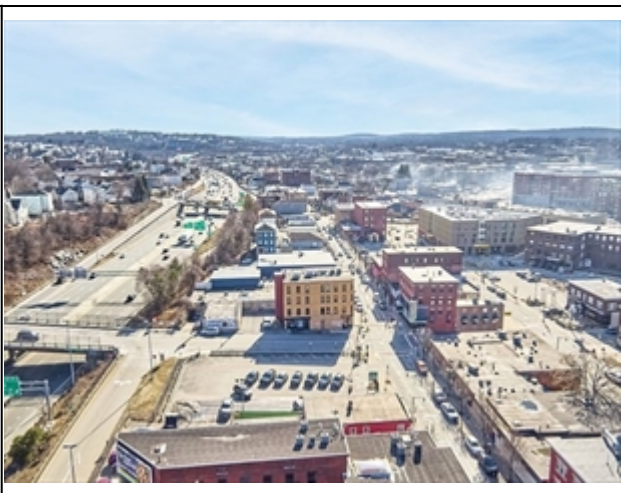
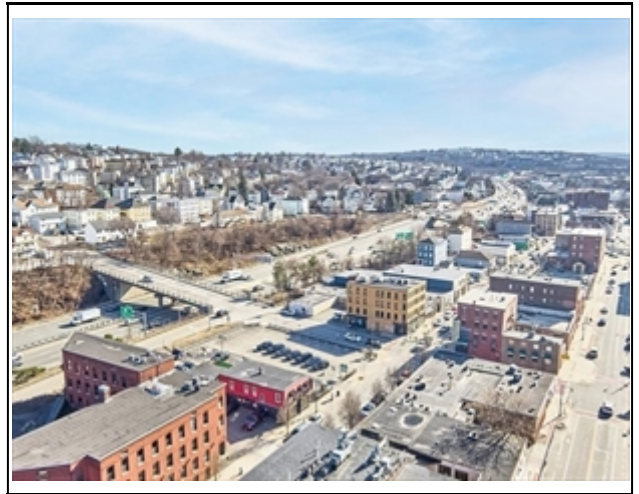
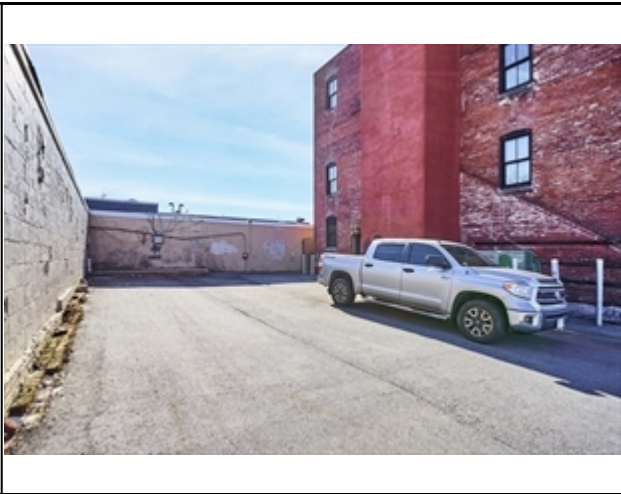
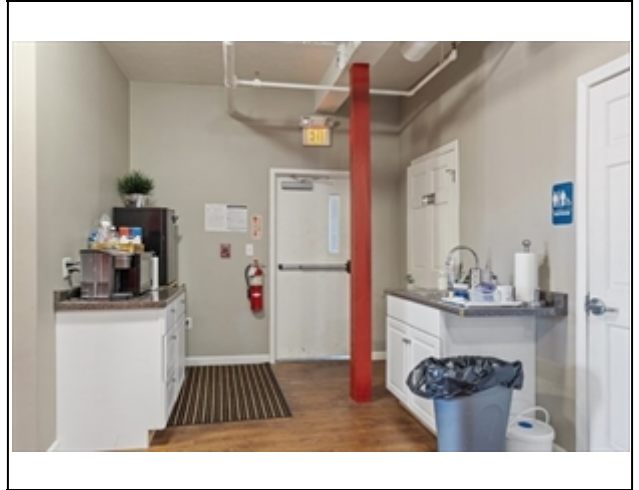
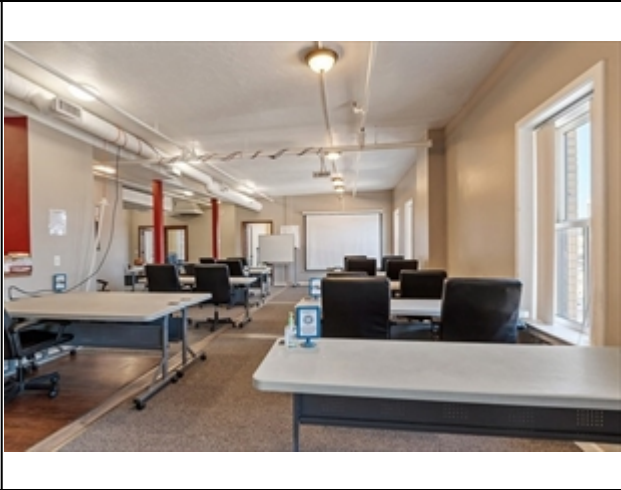






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