

INVESTMENT/MIXED-USE DEVELOPMENT OPPORTUNITY

179 SHREWSBURY ST & 3 LYON RD WORCESTER, MA

Investment Opportunity

Strategically located along Worcester's premier restaurant and entertainment corridor, this unique mixed-use investment opportunity offers investors and developers the ability to acquire a stabilized income-producing commercial asset together with a proposed residential development opportunity in one of the city's most active urban neighborhoods. Positioned within the highly desirable Shrewsbury Street district, the property benefits from strong pedestrian activity, excellent regional access, and continued residential and commercial growth throughout the Worcester market.

179 SHREWSBURY STREET & 3 LYON ROAD
MIXED-USE INVESTMENT & DEVELOPMENT OPPORTUNITY
WORCESTER, MASSACHUSETTS

TWO-PARCEL OFFERING
STABILIZED INCOME +
APPROVED 18-UNIT DEVELOPMENT SITE

EXISTING COMMERCIAL BUILDING
179 SHREWSBURY STREET
9,397 RSF | EIGHT-UNIT | FULLY LEASED

FUTURE 18-UNIT MIXED-USE DEVELOPMENT
3 LYON ROAD
18 RESIDENTIAL UNITS
2 RETAIL STOREFRONTS
3 LEVELS: 1 PARKING + 2 RESIDENTIAL



The rendering shows a street-level view of the intersection of Shrewsbury Street and Lyon Road. On the left is the existing three-story commercial building with ground-floor storefronts for 'PE-PE PIZZERIA & TRUSSARDI FOOD STORE', 'HAIR SALON', 'CHIROPRACTIC', 'NAIL SPA', and 'HEALTH CARE'. To the right is the proposed future development, a three-story mixed-use building with ground-floor retail storefronts and upper floors for residential units. Pedestrians and cars are shown on the street to provide a sense of scale and activity.

**STABILIZED INCOME**
Fully leased 8-unit commercial building anchored by Pe-Pe Pizzeria

**APPROVED DEVELOPMENT**
18-unit residential with 2 retail storefronts (Apartments or Condominiums)

**PARKING SOLUTIONS**
On-site parking plus deeded parking rights on Lyon Road to satisfy zoning requirements

**PREMIER LOCATION**
In the heart of Worcester's top restaurant & service corridor

**DUAL ACQUISITION OPTIONS**
Purchase as a combined mixed-use asset or separately

INCOME TODAY. DEVELOPMENT TOMORROW. FLEXIBILITY ALWAYS.

 **NDA REQUIRED FOR FINANCIALS & PLANS**

EXCLUSIVE LISTING:
kw COMMERCIAL



Duncan Chapman

Phone - 978-621-1290
Email - duncan@kw.com

Chuck Vaciliou

Phone - 781-953-2939
Email- cvaciliou@rognest.com



179 Shrewsbury Street:

A 9,397 RSF well-appointed, fully leased eight-unit multi-tenanted commercial building situated on a 0.37-acre parcel. The property built in 1925 is anchored by the well-established and highly recognized, Pepe's Italian Restaurant and Bar with a specialty food store. Additional tenants include a diverse mix of personal service & healthcare-related businesses, creating stable tenancy and strong daily activity throughout the property.

Offered at \$2.45M.

Key Highlights

- Fully leased multi-tenant commercial building
- Established long-term tenancy
- Strong Shrewsbury Street visibility
- Stable in-place income
- Diverse tenant mix
- Excellent walkability and neighborhood amenities



179 Shrewsbury Street



ITALIAN RESAURANT AND BAR



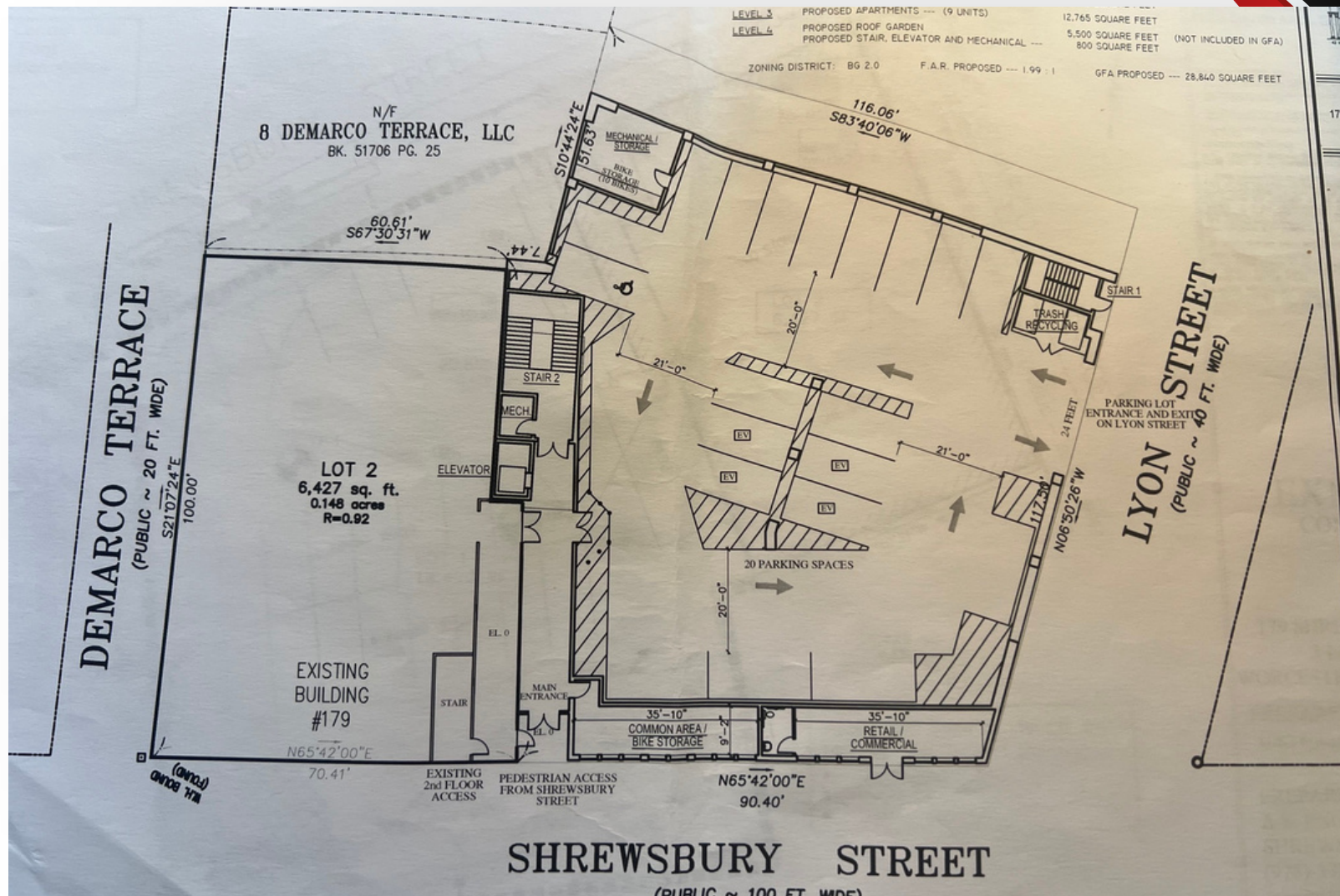
ITALIAN MARKET



179 Shrewsbury Street Interior



3 LYON STREET



SITE PLAN



Offering Structure

The ownership is offering the property as a combined Acquisition of:

- 179 Shrewsbury Street
- 3 Lyon Street
- Associated deeded parking rights/ground lease interests

This structure provides investors with:

- Immediate cash flow
- Long-term mixed-use flexibility
- Unified control of parking and site operations



Investment Highlights

- Prime Shrewsbury Street location
- Fully leased income-producing commercial asset
- Strong Worcester multifamily fundamentals
- Walkable urban neighborhood
- Significant restaurant and entertainment amenities
- Flexible acquisition structure

Confidentiality

A Confidentiality / Non-Disclosure Agreement (NDA) will be required prior to the release of:

- Rent rolls
- Operating statements
- Site plans
- Due diligence materials



THE GENESIS GROUP
REAL ESTATE
Advisors in Real Estate & Construction Strategy



For additional information regarding this investment opportunity, please contact:



Duncan Chapman

**978-621-1290
duncan@kw.com**



Rosa Zhang

**857-200-5443
rosa.zhang@kw.com**



Chuck Vaciliou

**781-953-2939
cvaciliou@rognest.com**



DISCLAIMER



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | NORTH CENTRAL

670 Mechanic Street
Leominster, MA 01453



Each Office Independently Owned and Operated

PRESENTED BY:

DUNCAN CHAPMAN
Director
O: (978) 621-1290
duncan@kw.com
147900, Massachusetts

ROSA ZHANG
Commercial Agent
O: (857) 200-5443
rosa.zhang@kw.com

CHUCK VACILIOU
Commercial Agent
O: 781-953-2939
cvaciliou@erland.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



THE GENESIS GROUP
REAL ESTATE
Advisors in Real Estate & Construction Strategy