



## 173 Grove Street Worcester, MA 01605

Prime location (Retail, Industrial or light Manufacturing) in the most vibrant part of Worcester's Downtown. New development is occurring up and down the Grove Street area. Move into this 2997ft.<sup>2</sup> prized space in a vital plaza with 20,000-traffic counts per day! And just right off Interstate 290 and I-190. With a newly developed turf field OConnell Park and Walkway to the wetlands right adjacent to the property. Ample free parking with a bus stop right in front of the building. Great access to UMass Memorial and UMASS Medical School, Saint Vincent's and Biotech Center as well as Mass School of Pharmacy, Becker College, and WPI. Access to high-speed Internet, Central AC, and affordable gas heat. Windows facing north and south in a well-insulated building they are also for manufacturing three-phase power city water and sewer. There is a 2-ton overhead hoist that can be used to move heavy and/or large equipment upstairs to the 2nd floor.

Available NOW and move-in ready.

