



**TATNUCK BROOK APARTMENTS  
WORCESTER, MA**



# INVESTMENT SUMMARY

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire Tatnuck Brook Apartments, a 3-building, 54-unit apartment community located in suburban Worcester, Massachusetts. Built in 1973, the property spans 2.13 +/- acres and features an attractive mix of twenty-one (21) one-bed and thirty-three (33) two-bedroom units.

Tatnuck Brook Apartments is ideally located in the Tatnuck neighborhood of Worcester, just outside of downtown. Known to be the one of the affluent neighborhoods in Worcester, residents benefit from access to a variety of retail and restaurant amenities as well as tremendous transit access. Tatnuck Brook Apartments offer residents phenomenal access to a plethora of transportation options – including interstates 90, 190, 290. Furthermore, the property is located less than 1.5 miles from Worcester Regional Airport.

The property offers tremendous value-add potential through unit renovations, improved community amenities, and general capital improvements throughout the complex. Rents at the property are approximately 50%+ below market, offering new ownership the opportunity to dramatically increase revenue through renovations.

## PRICING & PROCESS

Tatnuck Brook Apartments is offered on an “as-is” basis and without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with access to the due diligence materials. Once investors have had an opportunity to review the offering materials and tour the property, C&W will schedule a “Call for Offers”.

For more information and to sign the confidentiality agreement, please visit:  
[multifamily.cushwake.com/TMS/Listings/Tatnuck](http://multifamily.cushwake.com/TMS/Listings/Tatnuck)

**54**  
UNITS



**1973**  
YEAR BUILT



**Unit Mix**  
1 BD, 1 BA – 21 UNITS  
2 BD, 1 BA – 33 UNITS



**95%**  
OCCUPANCY



**2.13**  
ACRES



**Immense Value Add Opportunity**



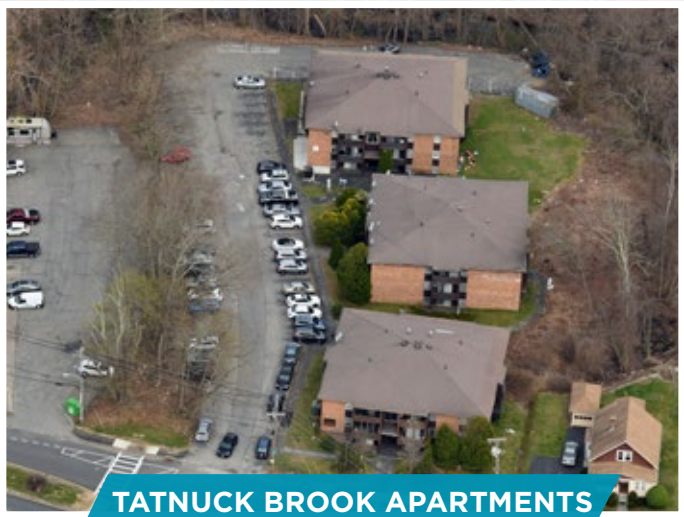
**Being Offered For Sale for the First Time in 50+ Years**



**Worcester, MA**

556-560 MILL STREET, WORCESTER, MA 01602





**TATNUCK BROOK APARTMENTS  
WORCESTER, MA**



PATCH RESERVOIR

WORCESTER REGIONAL AIRPORT - 1.4 MILES  
→

- CVS
- Scruffy Murphys Irish pub
- McDonald's
- countrybank
- Cumberland FARMS

## INVESTMENT HIGHLIGHTS

1

### 100 % MARKET RATE WITH IMMENSE VALUE-ADD POTENTIAL

The 95%+ leased community has in-place rents significantly below the market. Average rents at the property are approximately a 50%+ discount to competitive properties in the immediate Tatnuck neighborhood. Most specifically, the property would benefit greatly from interior unit renovations to kitchens, bathrooms, flooring, appliances, and lighting. As a 100% market-rate offering, the complex offers a new owner the ability to increase rents without any restrictions.

2

### EXCELLENT EMPLOYMENT ACCESS

The Metrowest and Worcester submarkets offer some of the strongest employment opportunities throughout Metro Boston. Tatnuck Brook Apartments is just minutes away from UMass Memorial Medical Center and UMass Medical School, Hanover Insurance, St. Vincent Hospital, Reliant Medical Group, VNA Care Network & Hospice, as well as the 12 colleges and universities that call Worcester home.

3

### TRANSIT ORIENTED COMMUNITY

Worcester is located in the heart of central Massachusetts at the crossroads of I-90 (Mass Pike), I-190, and I-120. The town's access to major roadways allows residents to easily travel to Boston, Providence, RI, and Hartford, CT within an hour. Tatnuck Brook Apartments is less than a mile and a half distance from Worcester Regional Airport, which offers daily flights on American Airlines, Delta Air Lines, and JetBlue. Commuters can also travel to Boston via the MBTA Commuter Rail's Framingham/Worcester Line.

4

### RAPIDLY EXPANDING LIFE SCIENCE, RESEARCH, & INDUSTRIAL HUB

Worcester's diverse employment base is highlighted by a mix of established, new and expanding blue-chip corporations, fast growing innovators and mixed-use research centers across the biotechnology, biomanufacturing, healthcare, medical research and industrial sectors







# PROPERTY DESCRIPTION



**PROPERTY NAME: TATNUCK BROOK APARTMENTS**

Address: 556-560 Mill Street,  
Worcester, MA 01602

Tax Identification: Map 30, Block 23A, Lot 1

PID: 55438

Zoning Code: RS-7

**UNIT MIX SUMMARY:**

Unit Type	No. of Units	%
1 Bed, 1 Bath	21	39%
<u>2 Bed, 1 Bath</u>	<u>33</u>	<u>61%</u>
Total	54	100%

**BUILDING & SITE**

Units: 54

Occupancy: 96% (4/1/24)

Buildings: 3

Stories: 3

Year Built: 1973

Gross Building Area: 41,580 +/- SF (Worcester assessor)

Lot Size: 2.13 +/- acres

Parking: Ample surface

Elevators: None

Frontage: 130 ft +/- along Mill Street

Curb Cuts: 1 along Mill Street

**UTILITIES:**

Utility/Service	Provider	Responsible/Paid By
Electricity - Common	National Grid	Landlord
Electricity - In Unit (Lights & Plugs)	National Grid	Tenant
Heat (Electric)	National Grid	Tenant
Water/Sewer	City of Worcester	Landlord
Trash	Republic Services	Landlord

**CONSTRUCTION:**

Foundations: Poured Concrete

Framing: Wood

Exterior walls: Brick and Vinyl

Roofs: Pitched asphalt shingle, three tabs

Basements: Full basement (living, mechanicals, and laundry)

Doors and Window: Metal/wood doors, double hung windows

Ceiling height: 10 feet

Roof: Approx. 25 yrs old +/-

**BUILDING SYSTEMS:**

Heat: Electric baseboard

Cooling: Wall mounted AC units

Communications: Buzzer/intercom to each unit

Laundry: Coin operated. Laundry room in basement

**IN UNIT:**

Appliances: Mostly white package

Countertops & Backsplash: Miscellaneous assortment

Floors: Vinyl / Carpet / LVT / Tile

Walls: Sheetrock

Light fixtures: Wall-mounted



## BUILDING & UNIT INTERIORS









## CONTACT US

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