

REGION

COMMERCIAL REAL ESTATE

190 UNIVERSITY DRIVE
AMHERST, MA 01002

SALE PACKAGE

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REGION



PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 190 University Drive, Amherst, MA, available for sale. The property is situated on roughly 0.45 acres and is approximately 4,911 square feet.

The building is improved with a commercial office component and an attached residential unit, providing a mixed-use configuration that supports both owner-occupant and investment strategies. The residential portion consists of a two-bedroom apartment, offering potential supplemental income or live-work flexibility.

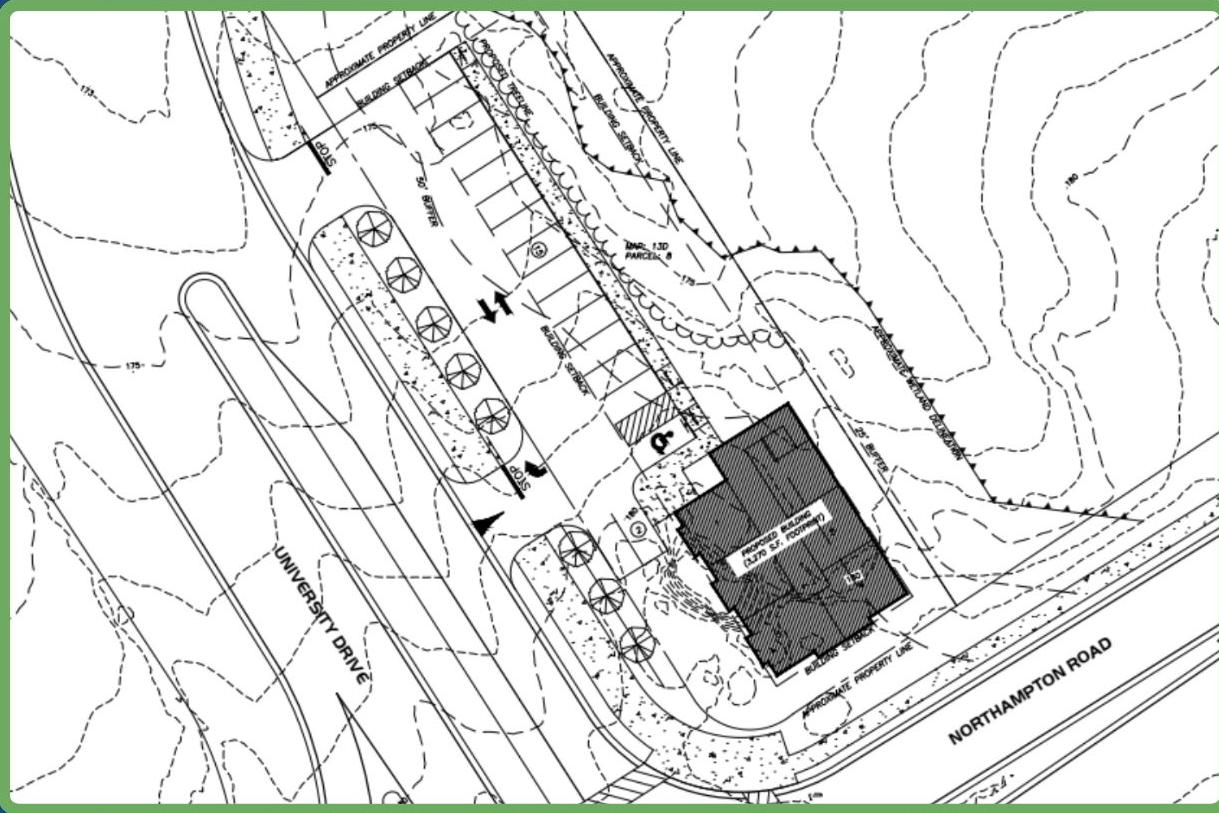
Located along a well-traveled commercial corridor, the property benefits from great visibility and convenient access to major area connectors, including Route 9, as well as proximity to Amherst College and the University of Massachusetts Amherst, both less than one mile away. The property falls within the new University Drive Overlay District, which supports increased building height and density and promotes mixed-use development with residential units above street-level commercial spaces.

The surrounding area continues to benefit from steady institutional, residential, and commercial growth, supporting ongoing demand for well-located mixed-use and professional space.

***Please note one of the current tenants has a right of first refusal.**

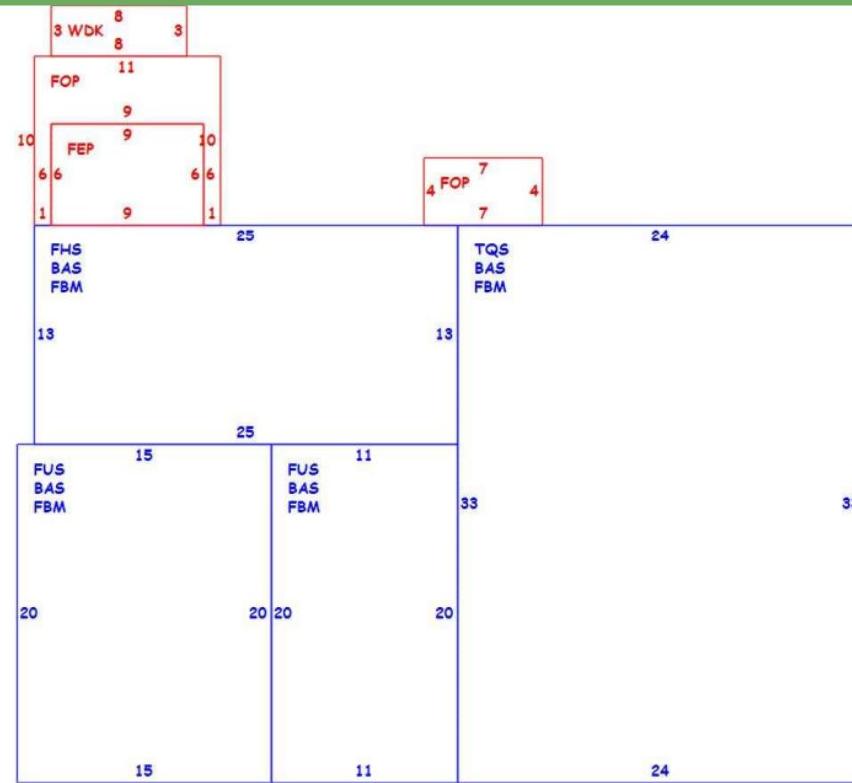
BUILDING & SITE DETAILS

Square Footage	4,911 SF	Ceilings	8'
Taxes	\$12,470.57	Sprinkler	No
Stories	2	Basement	Yes, Finished
Foundation	Concrete	Bathrooms	4
Construction	Wood Frame	Bedrooms	2
Roof	Asphalt Shingles	Kitchen	Full kitchen in residential unit. Dishwasher, sink, refrigerator in the 5 College unit
Roof Age	25+ years with regular maintenance	Water & Sewer	Municipal
Floor	Carpet	Gas Provider	Berkshire Gas
Year Built	1933	Electric Provider	Eversource Energy
Land Area	0.45 Acres	Heat	5 College Unit: natural gas furnace. Aromatherapy Unit: heat pumps and mini-splits. Residential unit: baseboard electric
Frontage	318'	AC	Central air for 5 college; mini-splits for Aromatherapy. None for residential
Recent Improvement Projects	The Aromatherapy unit was completely redone about 5-8 years ago. That is when the heat pumps were installed, handicapped access was built, the 2 sump pumps were installed, the windows were all replaced and LVP was installed.	Zoning	Office and Professional



PROPOSED CONCEPT PLAN

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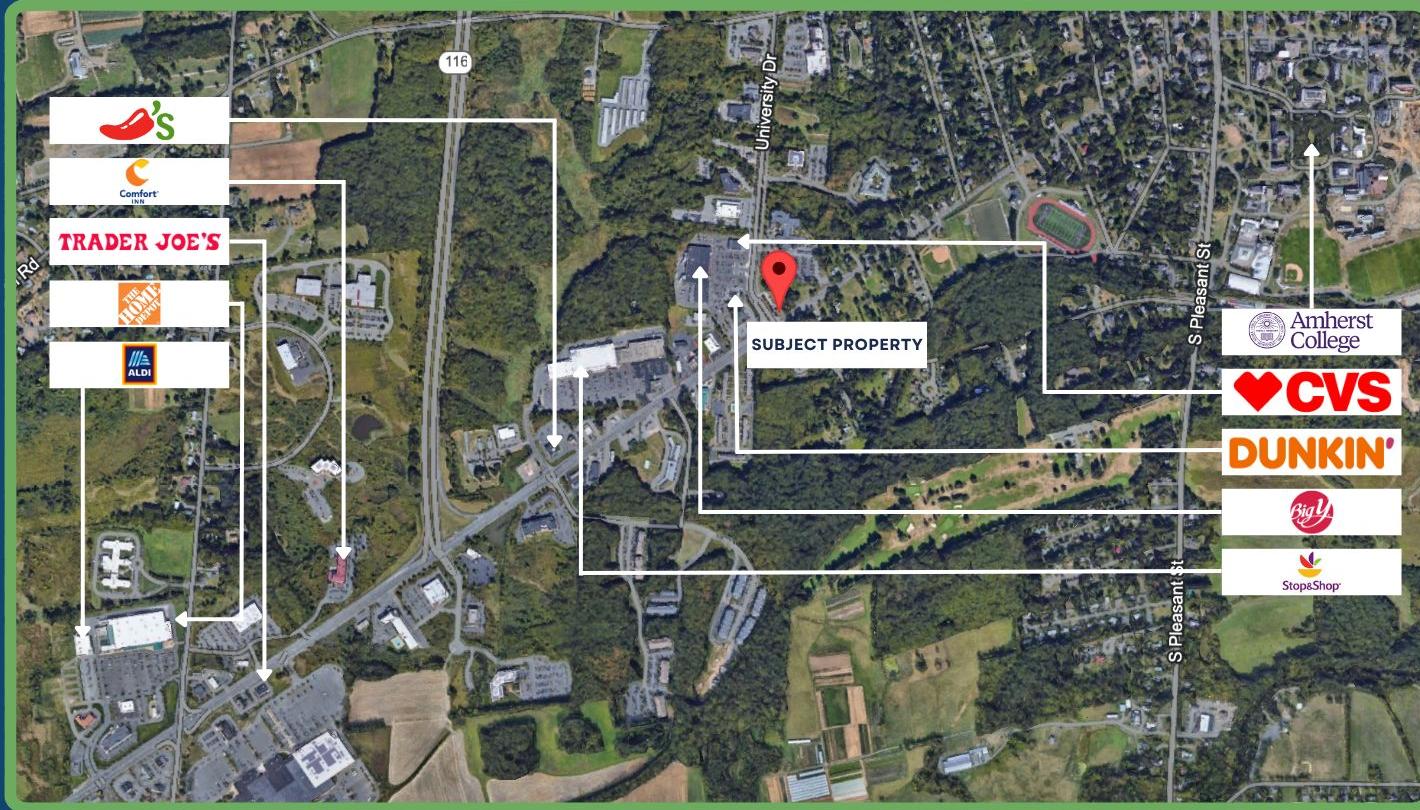
FLOOR PLAN

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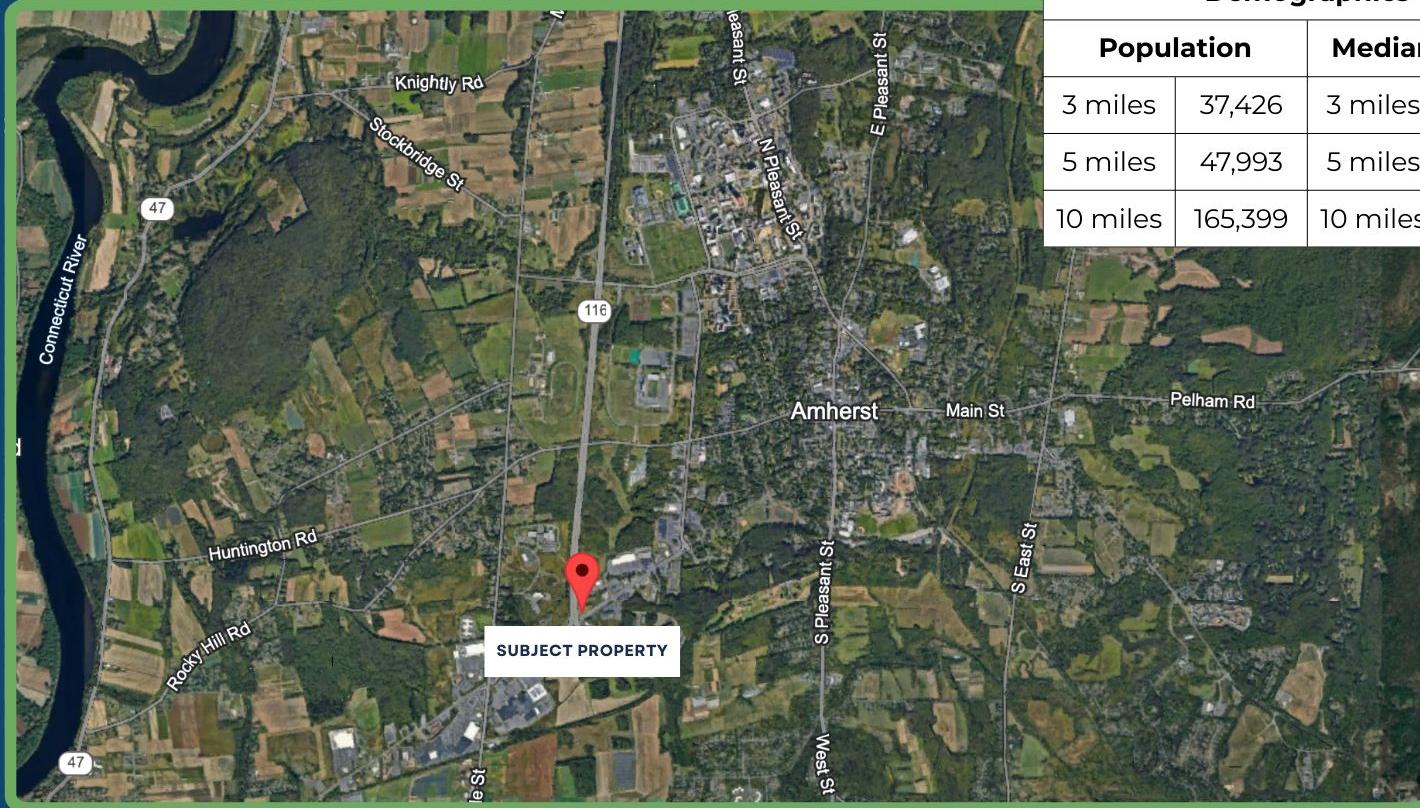
SITE MAP

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AREA MAP

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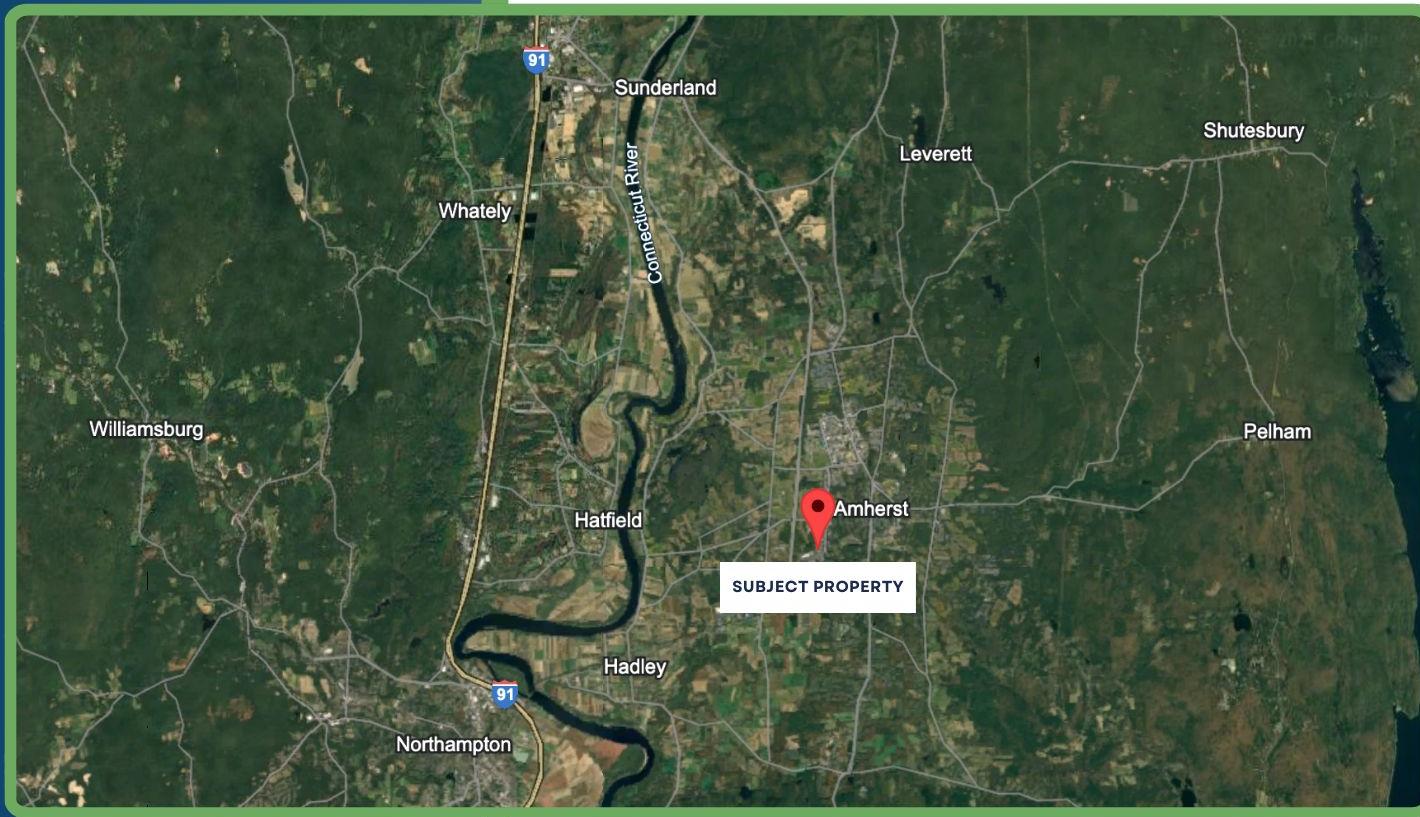


Demographics

Population	Median Income		
3 miles	37,426	3 miles	\$65,154
5 miles	47,993	5 miles	\$78,801
10 miles	165,399	10 miles	\$82,025

CITY MAP

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REGIONAL MAP

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