



475 College Hwy

475 College Hwy, Southwick, MA 01077



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475 College Hwy

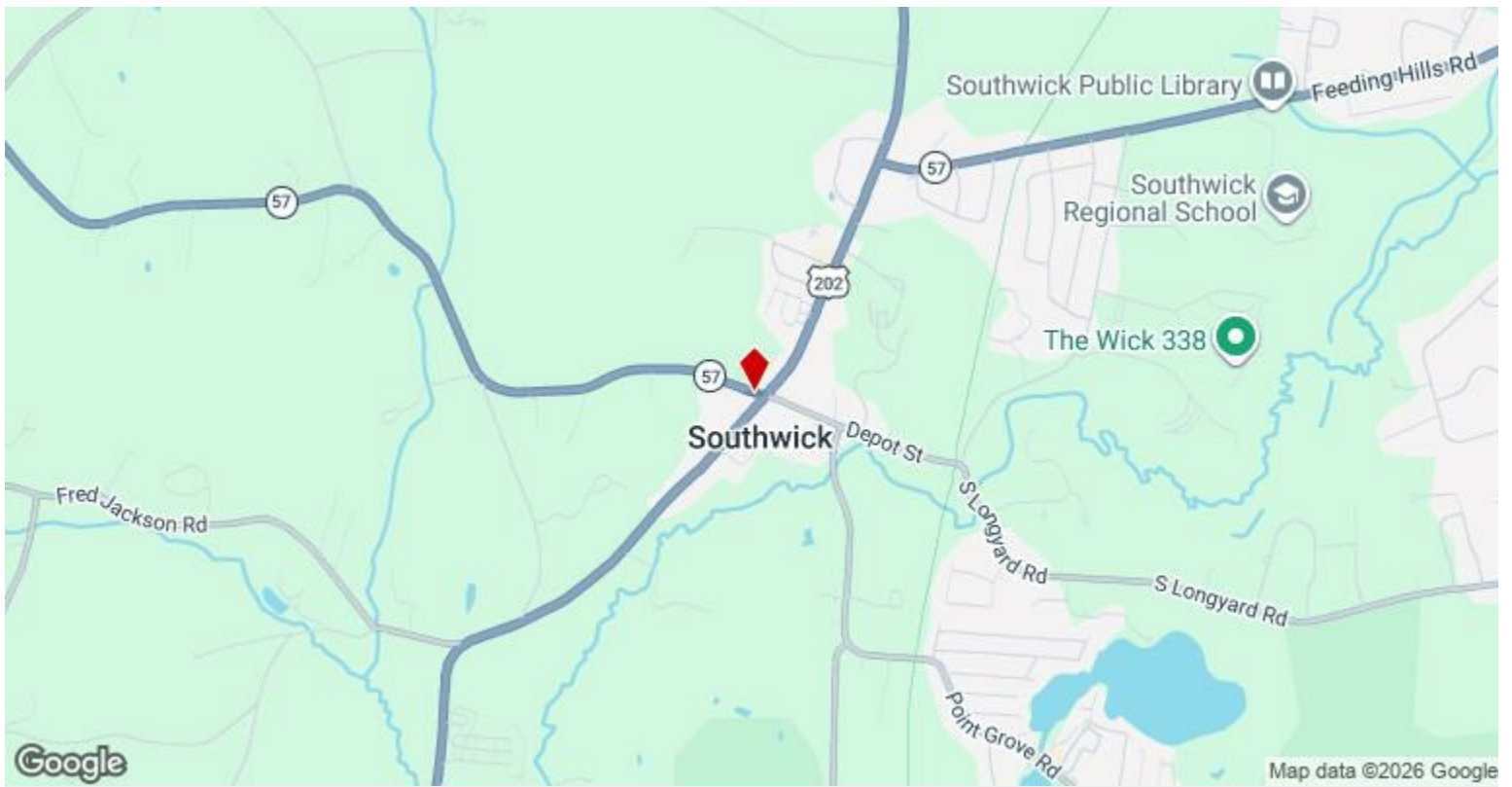
\$395,000

Strategic Owner-User or Investment Opportunity — High-Visibility Commercial Asset. This versatile property features significant capital improvements and modern infrastructure, tailored for professional office, medical, or boutique retail use. The building has undergone a comprehensive renovation, including a new 200-amp electrical service, fully updated plumbing, and a new HVAC system. Structural and exterior enhancements include a newer roof with copper accents, selective siding replacement, and restored decks/entryways. The interior offers a functional,...

- Comprehensive CapEx: Brand-new 200-amp electrical, plumbing, and HVAC.
- Structural Upgrades: Newer roof, copper porch, rebuilt decks, stairs, and entryway.
- Turnkey Interior: Asbestos remediated, new insulation, drywall, fir floors, kitchenette.
- Site Details: 0.39-acre lot, 5 parking spaces, high-traffic frontage.
- Value Preservation: Restored historic stained-glass windows.

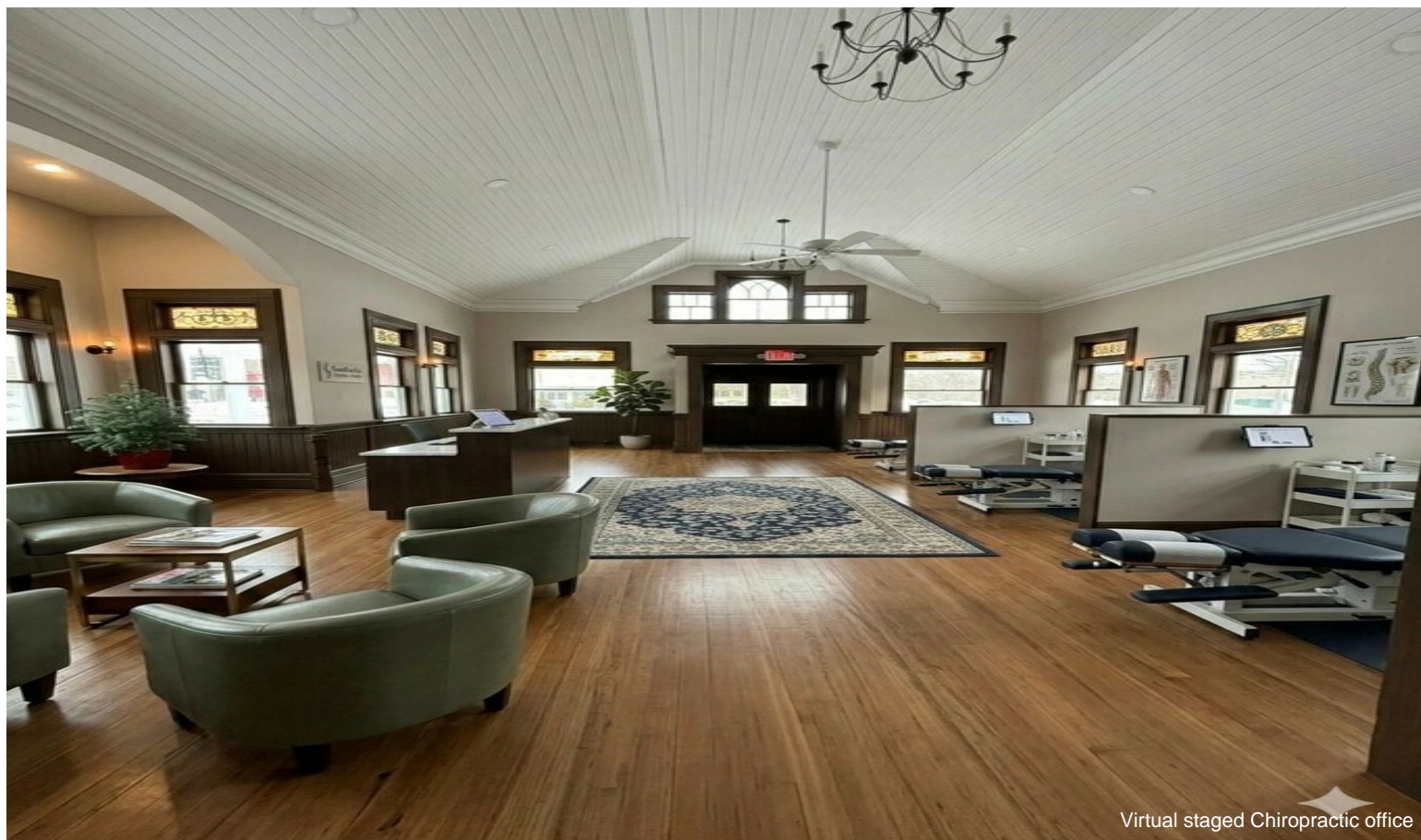


Price:	\$395,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.39 AC
Gross Building Area:	1,227 SF
Rentable Building Area:	1,227 SF
No. Stories:	2
Year Built:	1900
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Zoning Description:	BR
APN / Parcel ID:	SWIC-000089-000000-000002
Walk Score ®:	20 (Somewhat friendly)

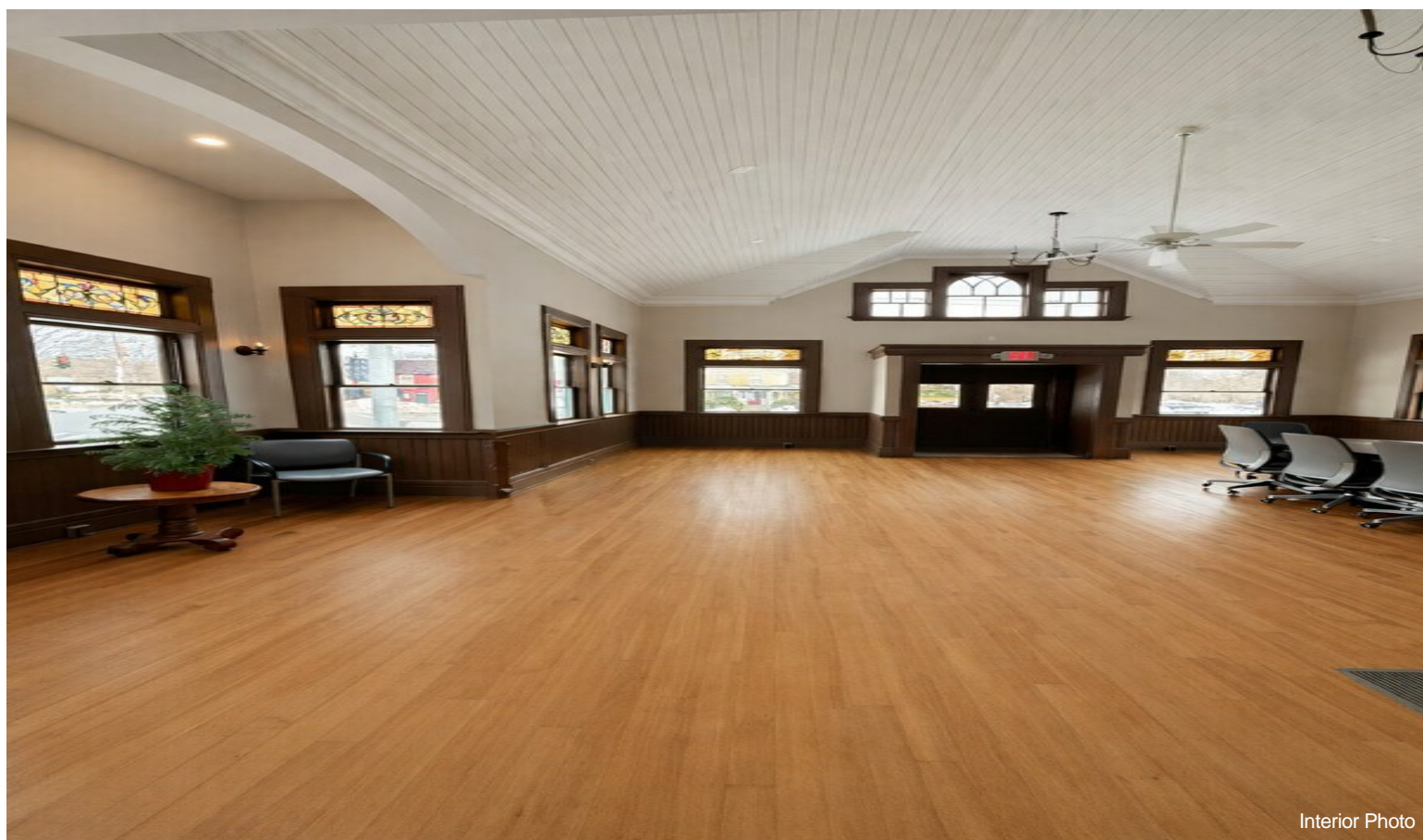


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Property Photos

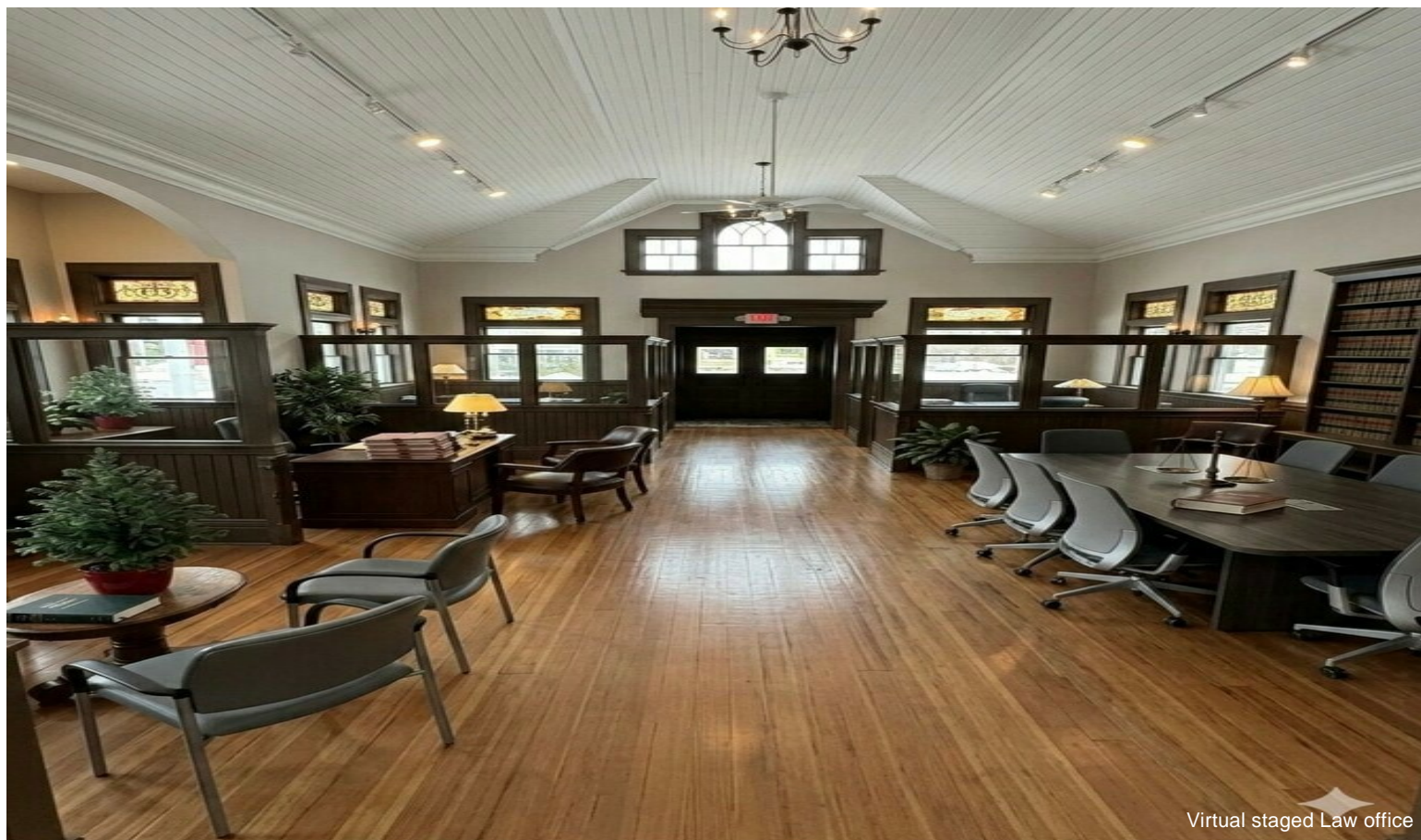


Virtual staged Chiropractic office



Interior Photo

Property Photos



Property Photos

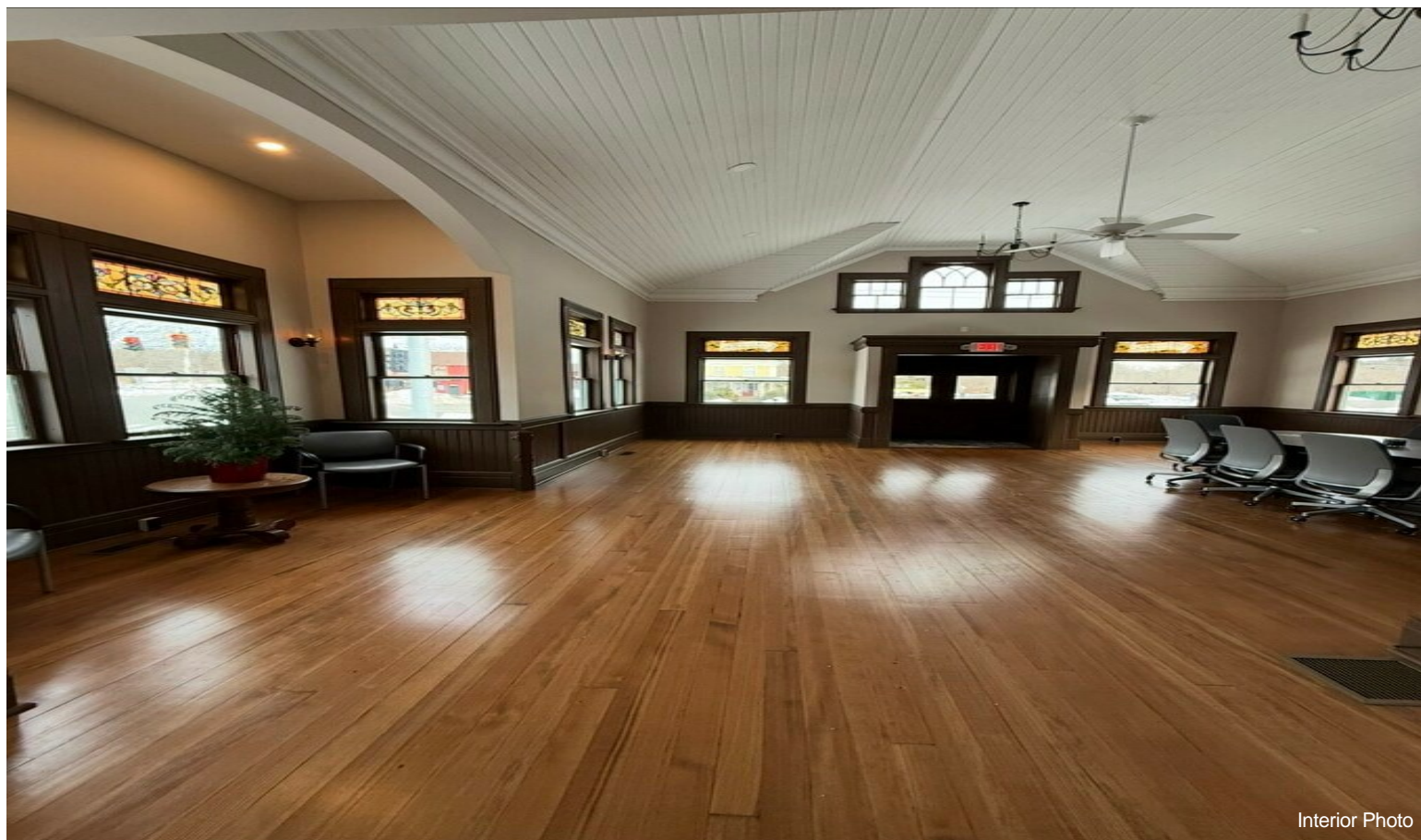


Interior Photo



Virtual staged Wealth office

Property Photos



Interior Photo



Virtually staged private office

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

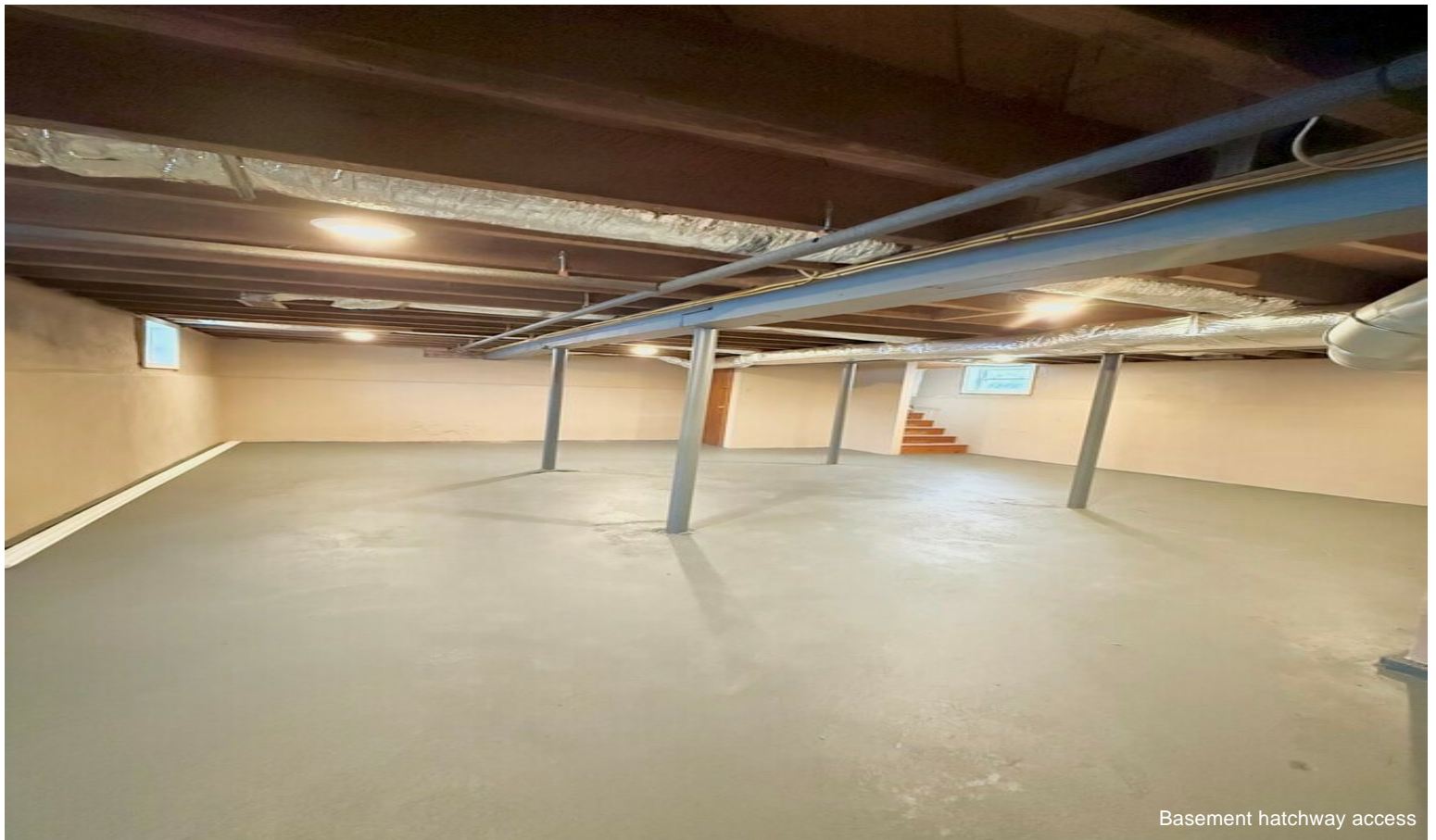


Building Photo

Property Photos

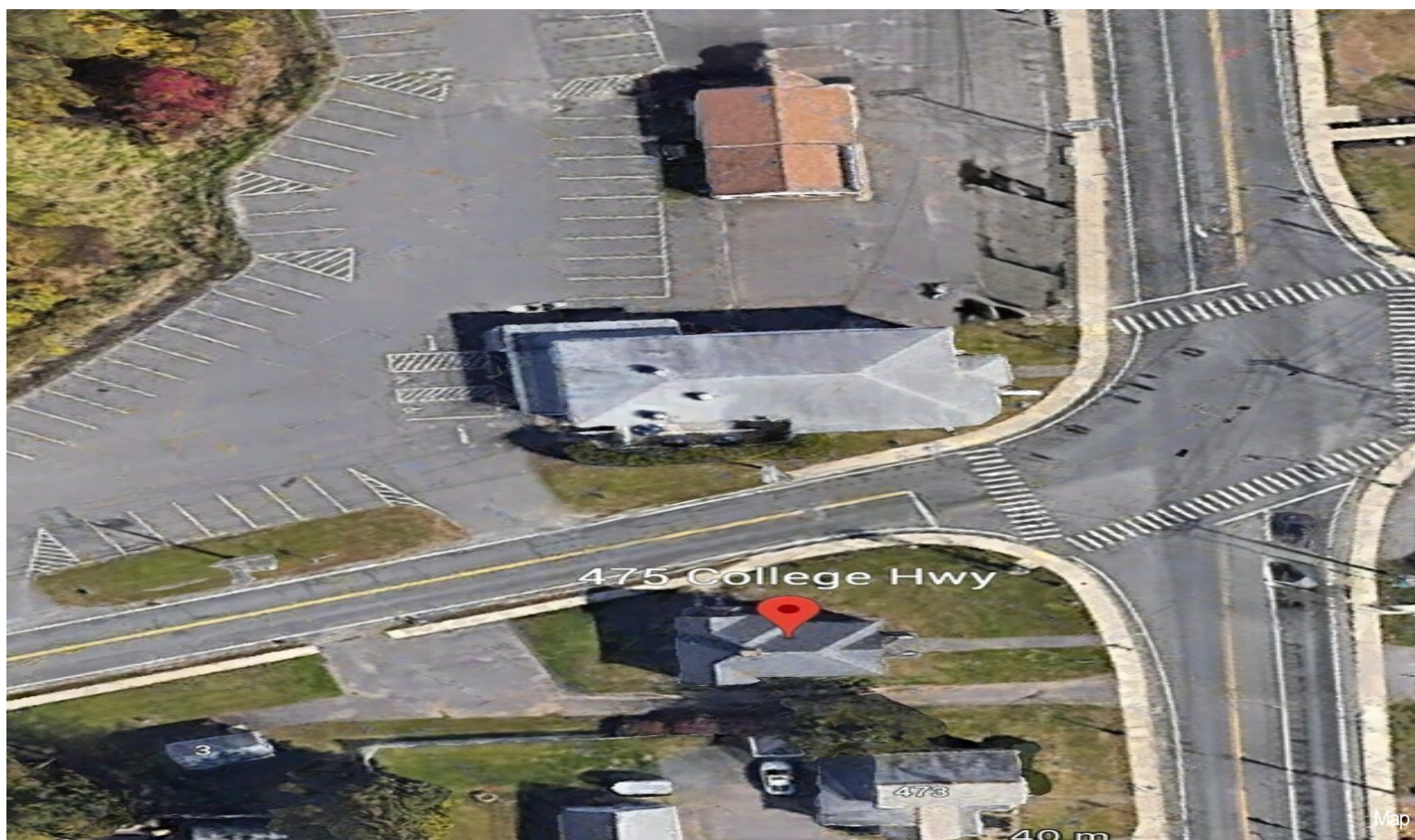
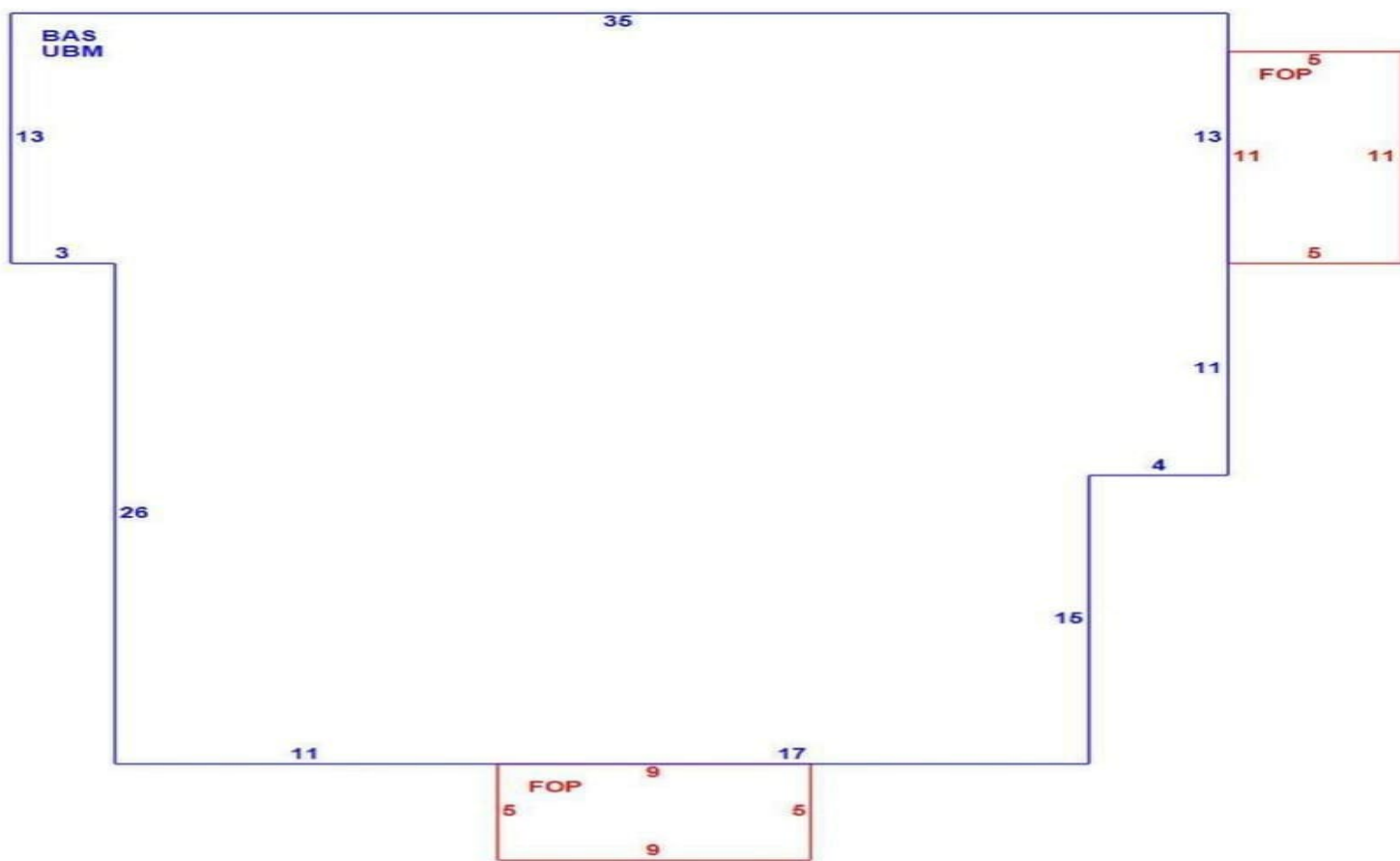


Building Photo



Basement hatchway access

Property Photos



Property Photos

