

For Sale

Medical Office Condo Unit 203

\$120,000



1795 Main Street

Springfield, Massachusetts 01103

Property Highlights

- 1,047 SF Former dental office
- Reception, exam rooms and private office
- On-Site Parking for 72+ vehicles
- Located on PVTA Bus Route
- Professionally Managed Building

Property Description

For Sale: 1,047 SF medical office suite (Unit 203) located in the New North Professional Building in downtown Springfield. This downtown location offers easy access to all area hospitals: 1 mile to Mercy Hospital; and .5 miles to Baystate Medical Center.

OFFERING SUMMARY

Sale Price	\$120,000
Condo Fee	\$908.92 / month
RE Taxes	\$3,242 / year

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	16,581	\$28,856
3 Miles	132,084	\$42,723
5 Miles	263,284	\$53,077



For more information

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Type of Property:	Medical Office Condominium
Name of Complex:	New North Professional Building
Address of Complex:	1795 Main Street - Springfield, MA
Unit Number:	203
Sales Price:	\$120,000

BUILDING INFORMATION:

Total Building Area:	21,000 Square Feet
Building Construction:	Masonry Block and Brick
Year Built:	1972
Type of Roof:	Flat, Membrane
Exterior Wall Structure :	Brick
Heat:	Gas, Forced Warm Air
Air Conditioning:	Central
Electric Service:	200 AMP
Sprinklered:	Yes
Parking Area:	Paved, Surface - 94 Vehicles, Security Guard
P.V.T.A. Bus Stop :	Front of the Building

UNIT INFORMATION:

Unit Number and Size :	203
Unit Size:	1,047 Square Feet (Medical Offices)
Location in Building:	2 nd Floor
Unit Layout :	Waiting Area, Reception /Secretarial Area, Private Office, Four (4) Examination Rooms, Lab and Private Lavatory
Interior Finish:	Acoustical Tiled Ceiling, Fluorescent Lighting, Combination of Painted Sheetrock , Wallpapered and Wood Paneled Walls, Carpet and Tiled Floor Covering
Condominium Fee:	\$908.92/Month (2025)
Real Estate Assessed Value :	\$90,900. (FY'20 18)
Real Estate Taxes:	\$3,242 / year

COMMENTS:

- Condominium Fee includes insurance, electricity, heat, water & sewer, common area maintenance, security and compressed air suction pump .
- The building is within proximity to Mercy Hospital and Baystate Medical Center .
- The unit is nicely decorated and well-maintained.

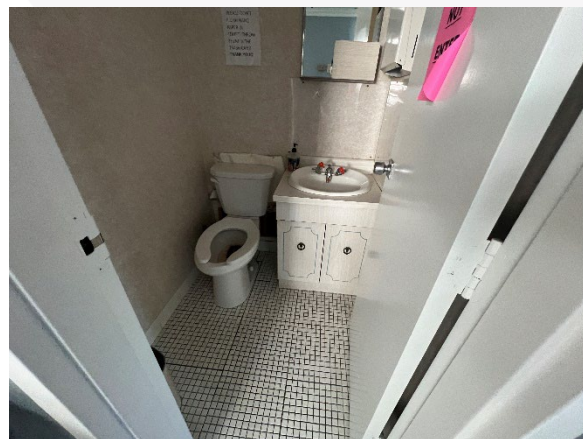
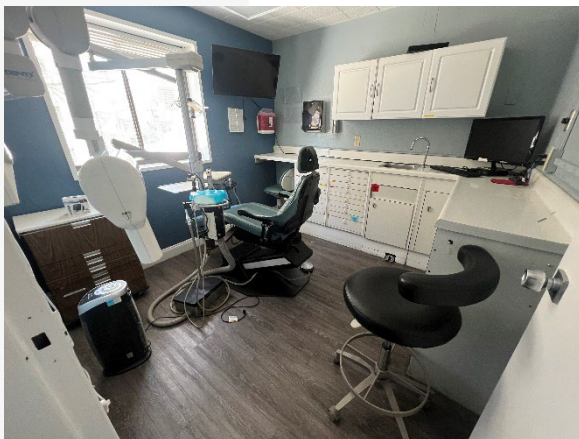
The information contained herein has been provided to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All the information should be verified prior to purchase or lease.

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Photos



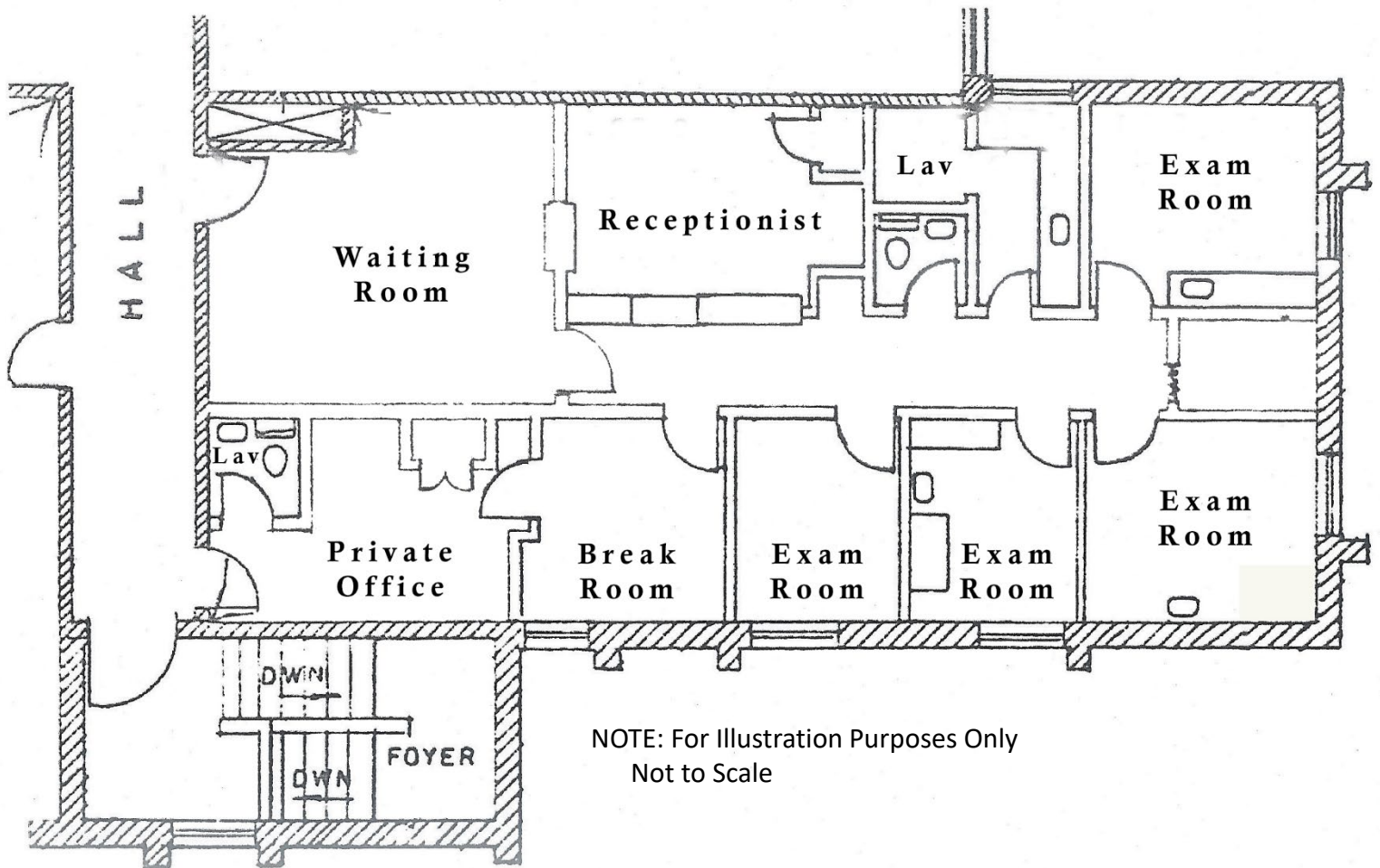
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Floorplan

1795 Main Street
Springfield MA Suite 203



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Aerial



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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	16,581	132,084	263,284
MEDIAN AGE	31.4	31.6	35.0
MEDIAN AGE (MALE)	30.7	30.2	33.7
MEDIAN AGE (FEMALE)	32.7	33.0	36.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,462	49,939	101,016
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$28,856	\$42,723	\$53,077
AVERAGE HOUSE VALUE	\$165,401	\$191,129	\$220,084

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Disclaimer: This Offering Memorandum has been prepared designed to assist a potential buyer in determining whether to proceed with an in-depth investigation of the subject property. NAI Plotkin make no representations concerning the condition of the subject property and advises prospective buyers to obtain professional assistance in this regard. Any projections contained herein represent best estimates based on assumptions that are considered reasonable. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, prior to sale or lease, change of price or terms and other changes in the information, and is subject to modification or withdrawal without notice. The contents herein are confidential and are not to be reproduced or distributed to another party without the proper written consent of NAI Plotkin and the owner.



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