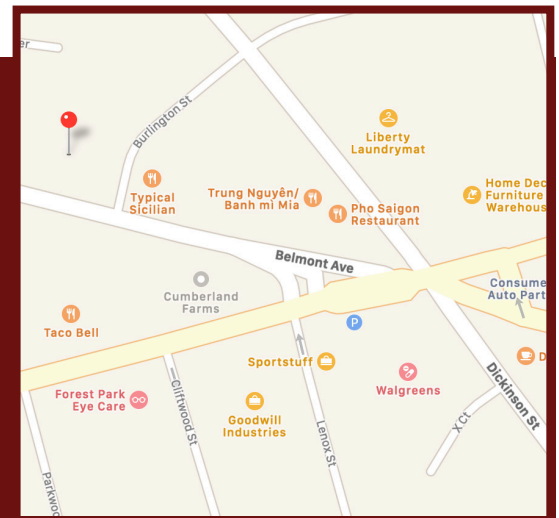


# AVAILABLE FOR LEASE



## PROPERTY HIGHLIGHT: LOCATION

This freestanding retail building is conveniently located on a corner lot in the center of Forest Park's commercial district. Also known as "the X," this bustling commercial area is formed by the intersection of three heavily traveled arteries—Sumner Avenue, Dickinson Street, and Belmont Avenue. Consequently, the property boasts a substantial traffic count, EXCELLENT VISIBILITY, and EASY ACCESS.



FOR MORE INFORMATION  
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(413) 237-9692 | [bill@lowpicard.com](mailto:bill@lowpicard.com)

481-483 Belmont Ave. Springfield, MA 01108

## PROPERTY INFORMATION

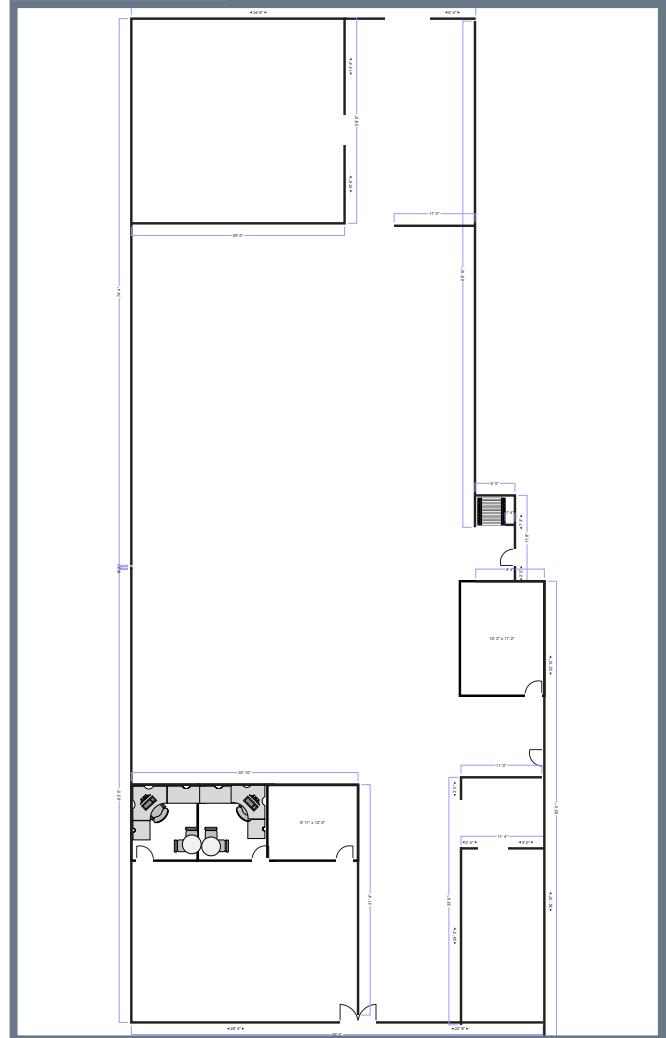
Low & Picard Real Estate Services excitedly presents 2,000-5,600 SF of retail space for lease at the "X" in Springfield, MA.

This sub-dividable, free-standing building comes with the potential for a build-to-suit lease option! Ideal for retail, sales, service, or restaurant use, 481-483 Belmont Ave. is the blank canvas you need to bring your business vision to life.

Additionally, the 0.56 AC of land on which the building sits allows for ample on-site parking, accommodating up to 40 vehicles.

This building includes a 5,340 SF basement storage area, meaning plenty of space to fit your inventory! It also offers a 10' ground level overhead door for convenient unloading.

## FLOOR PLAN



## AERIAL PHOTO

