

# 526 College Hwy Southwick, MA 01077

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526 College Hwy, Southwick, MA 01077



**NEW** Active / For Sale • New, New: 8/19/2025

List Price

\$875,000

Active Date 8/19/2025 Listing ID 73419613

Price Per Sq Ft

\$146



Commercial

Type



BR

Zoning



5,978

Sq Ft

Basic Facts

Type

Commercial

Subtype

Miscellaneous

Days in RPR

1

Year Built

1925

Price by SqFt

\$146 per sq ft

Zoning

BR

Land Use

Department Store (apparel)

Multi Parcel

No

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# Property Information

## Description

Fantastic location on Rt. 202 in Southwick with heavy traffic and proximity to many other retail locations. This building features three apartments that will generate income for your business dream. Commercial space could be divided up several different ways: rent out separate retail and office spaces or use the entire first floor, which features a large warehouse with garage doors, two spaces that could be retail or office space, and a third office space with private entrance. A wooded and cleared lot in the back rounds out this 1.7 acre parcel. First floor features flexible commercial space and a 2 bed/1.5 bath apartment (leased); Second floor has 3 bed/1 bath apartment; Third floor hosts 2 bed/1.5 bath apartment (leased). Close to the Connecticut line and Rt. 57, this mixed-use space is big enough to house your vision for a dance studio, daycare, garage, machine shop, or whatever you can imagine!

## Property Features

LISTING			
Roof Features	Metal	Utilities	Public Sewer, Public Water
Bathrooms	8	Parking Spaces Total	21
PUBLIC			
Building Condition	Average	Construction Features	Frame
Number of Buildings	1	Total Number of Units in Complex	1
Lot Size Sqft	74,488 sq ft	Lot Size Acres	1.71 acres
Building Sqft	5,978 sq ft	Roof Type	Gable
Heating Fuel Type	Oil	Gross Area	10818

## Tenants

Tenant/Contact	Suite/Unit	Move-in Date	Business Type	Business Start Date
Bbsfx LLC Miller, Bradford C., Manager	—	—	—	4/5/2022
Two Monkeys LLC Templeton, Robert, Manager	—	—	—	12/16/2021

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## Location Details

Directions to Property	On Rt. 202 in Southwick. Three minutes from Rt. 57.	Zoning	BR
Flood Zone	X (unshaded)		

## Legal Description

Parcel Number	SWIC M:089 B:000 L:014	County	Hampden County
Zoning	BR	City/Municipality/Township	SOUTHWICK
Census Tract	250138131.012002	Carrier Route	R004
Abbreviated Description	LOT:14 DIST:279 CITY/MUNI/TWP:SOUTHWICK	Current Use	Commercial

## Owner Facts

Owner Name (Public)	VARROA HAVEN REALTY LLC	Owner Name (Listing)	VARROA HAVEN REALTY LLC
Time Owned	0-5 Yrs	Mailing Address	405 Mill Pond Rd Bristol GA 31518-4106
Vesting	Company/Corporation		

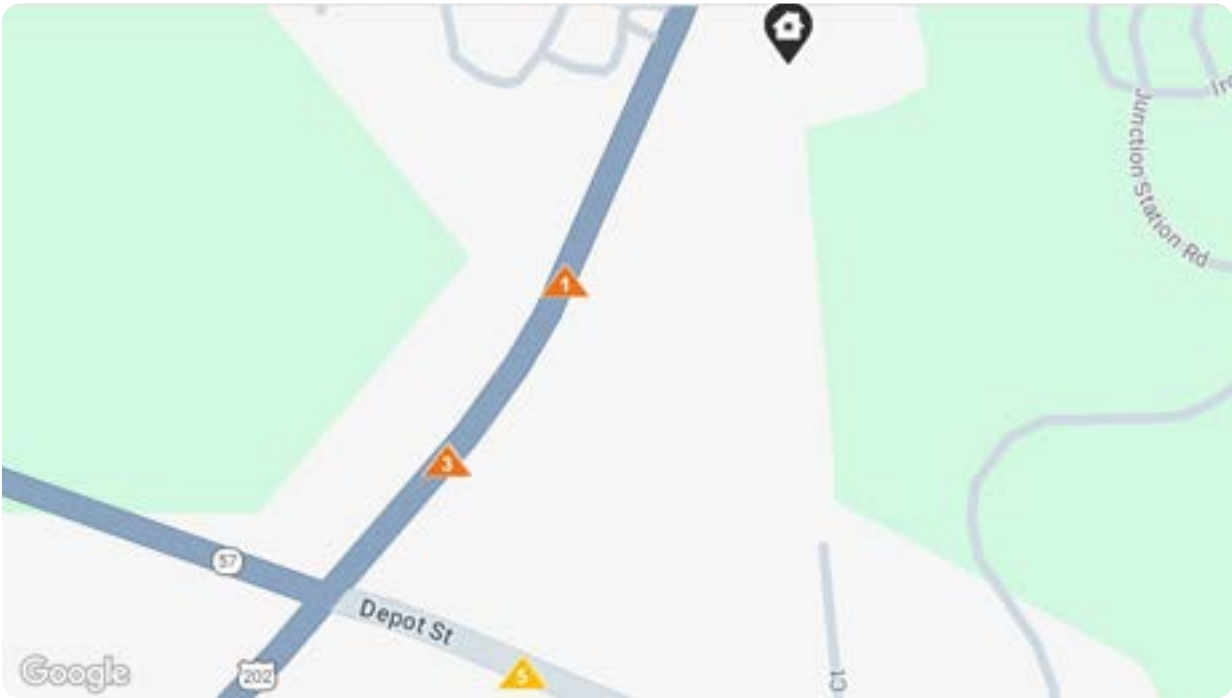
## Listing History

### Current Records

Change Date	Description	Price	Change %
8/20/2025	New Listing	\$875,000	<div></div>

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# Traffic Counts



## Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

## Traffic Counts within 1 mile by Proximity

▲ 14,956

US 202;MA 10;MA 57

2021 Est. daily traffic counts

Cross: Granville Rd  
Cross Dir: SW  
Distance: 0.05 miles

### Historical counts

Year	▲	Count	Type
2000	▲	16,500	ADT
1997	▲	18,000	AADT
1996	▲	14,097	AADT

▲ 15,070

College Highway

2024 Est. daily traffic counts

Cross: Granville Rd  
Cross Dir: SW  
Distance: 0.05 miles

### Historical counts

Year	▲	Count	Type
2018	▲	15,146	AADT

▲ 14,918

College Hwy

2024 Est. daily traffic counts

Cross: Granville Rd  
Cross Dir: SW  
Distance: -

▲ 4,752

Depot Street

2024 Est. daily traffic counts

Cross: Depot Ct  
Cross Dir: SE  
Distance: 0.05 miles

### Historical counts

Year	▲	Count	Type
2022	▲	5,231	AADT
2021	▲	4,126	AADT
2001	▲	8,200	ADT
1999	▲	7,600	ADT
1996	▲	8,604	AADT

▲ 5,374

DEPOT STREET

2024 Est. daily traffic counts

Cross: Depot Ct  
Cross Dir: SE  
Distance: 0.05 miles

### Historical counts

Year	▲	Count	Type
2020	▲	3,245	AADT
2019	▲	7,958	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



# Photos

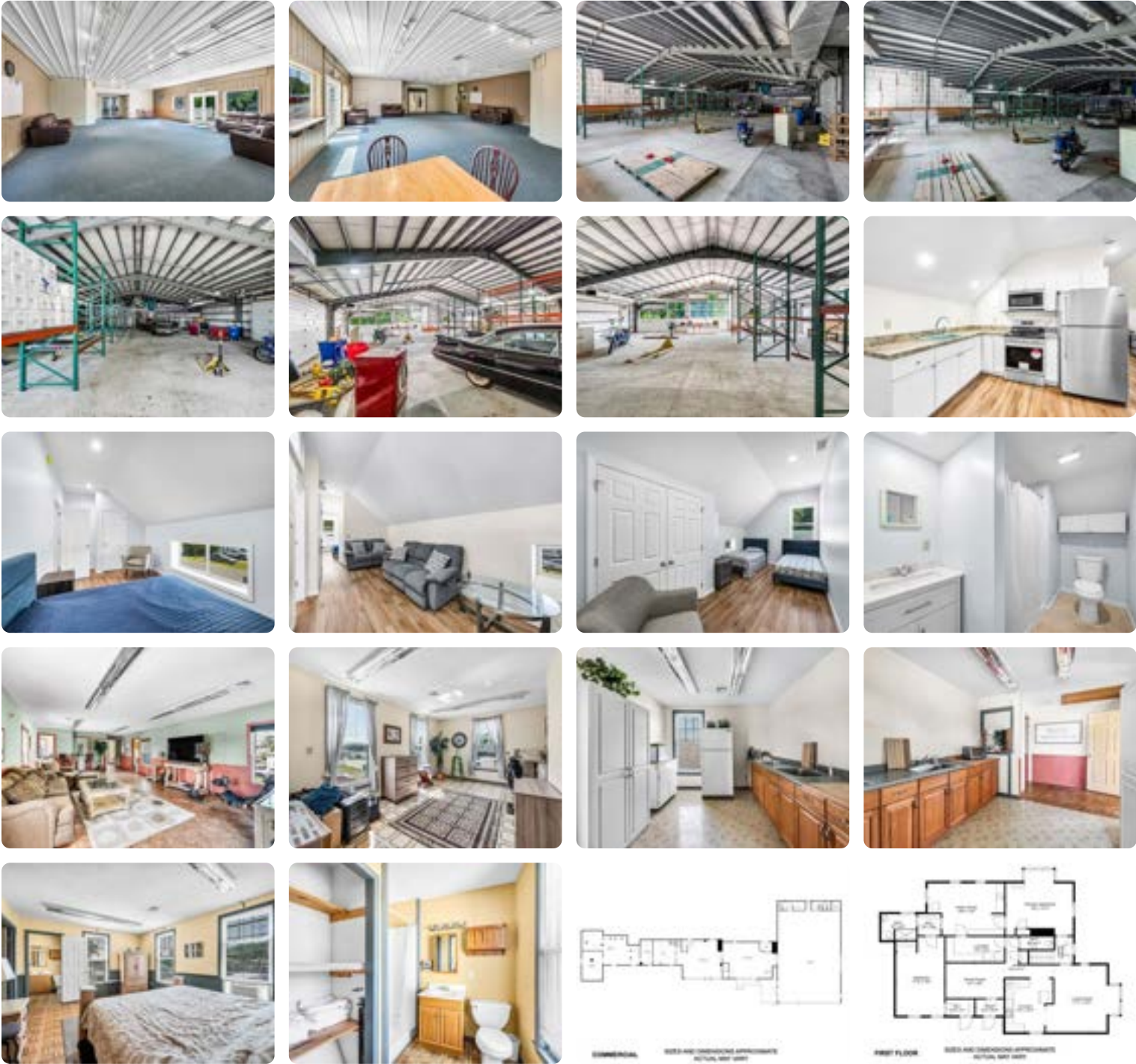
## Listing Photos





# Photos

## Listing Photos



# Photos

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## Listing Photos



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