

REGION

**217 WESTFIELD STREET
WEST SPRINGFIELD, MA 01089**

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to present 217 Westfield Street, a 2.19-acre property in West Springfield, MA, available for sale as a prime redevelopment opportunity. The site offers a unique chance to re-develop the existing building and reconnect the property with busy Route 20 and the nearby downtown.

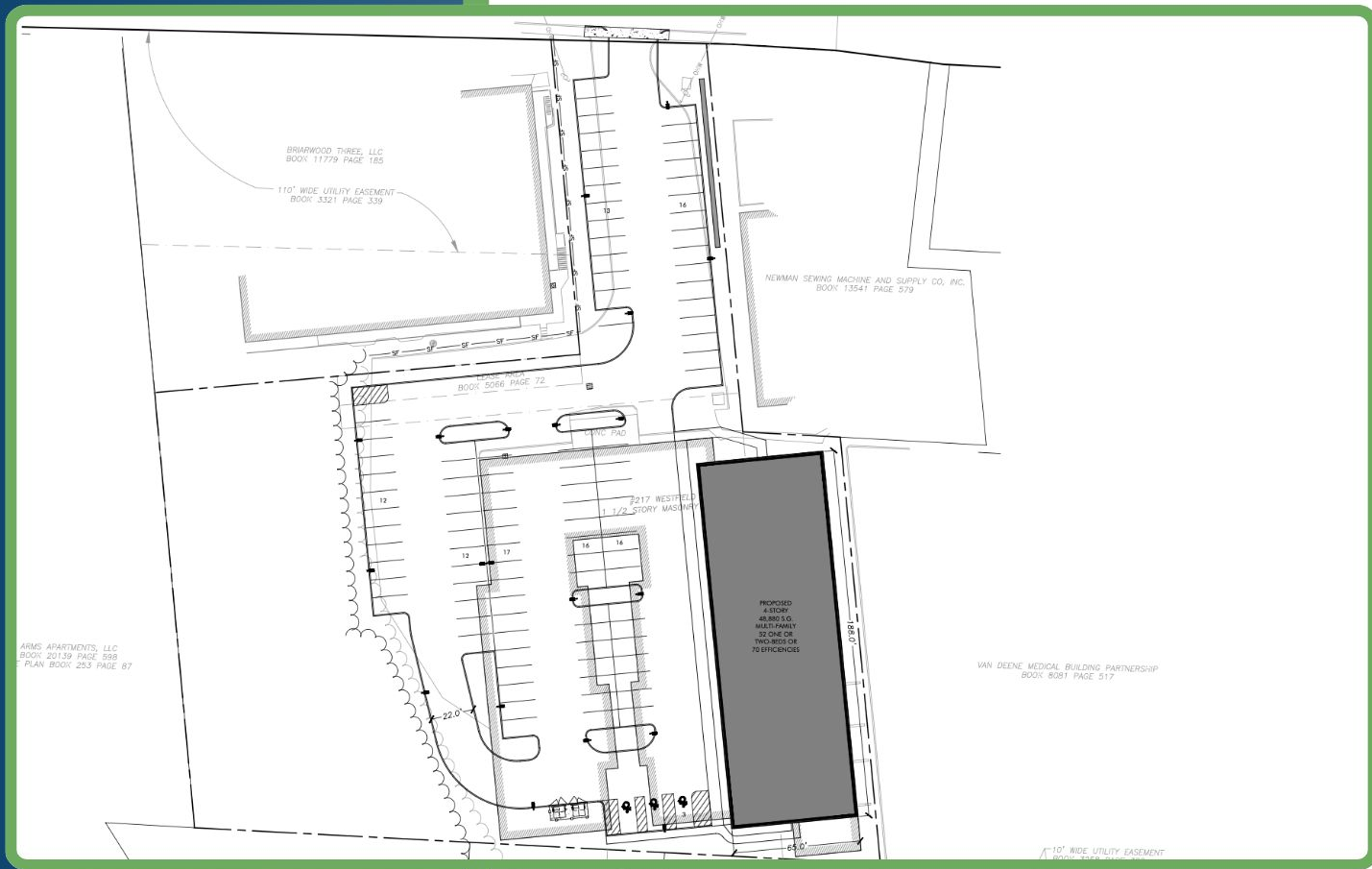
The property benefits from existing utility infrastructure, including gas, electric (temporary service), and public sewer, and is supported by a clean environmental report.

Its oversized lot and strategic location provide strong visibility and easy access to I-90, I-91, downtown West Springfield, and nearby Springfield amenities. Walking distance to City Hall, schools, and residential developments makes this site ideal for a variety of future uses, offering a straightforward path for the next phase of investment.

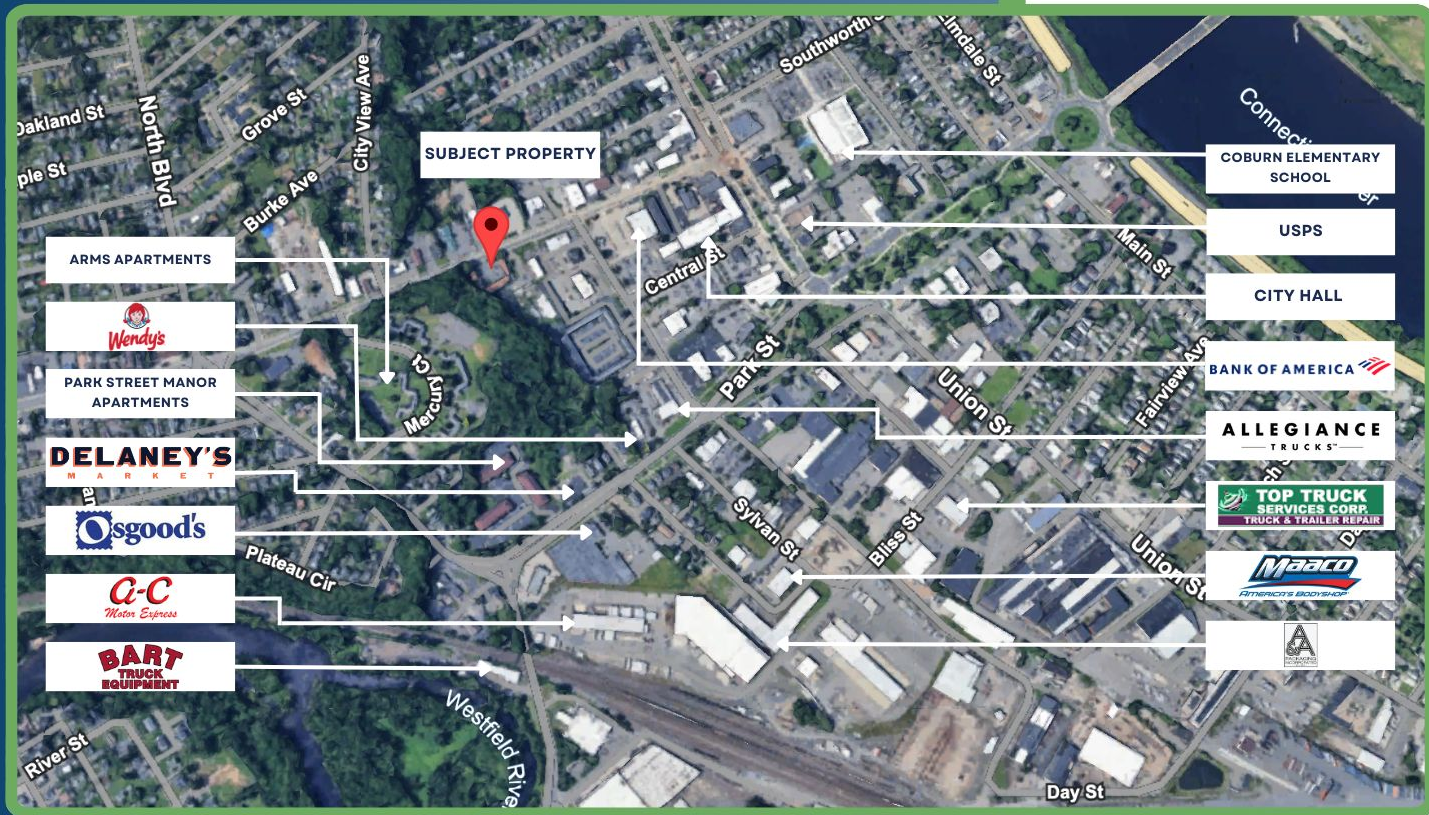


SITE MAP

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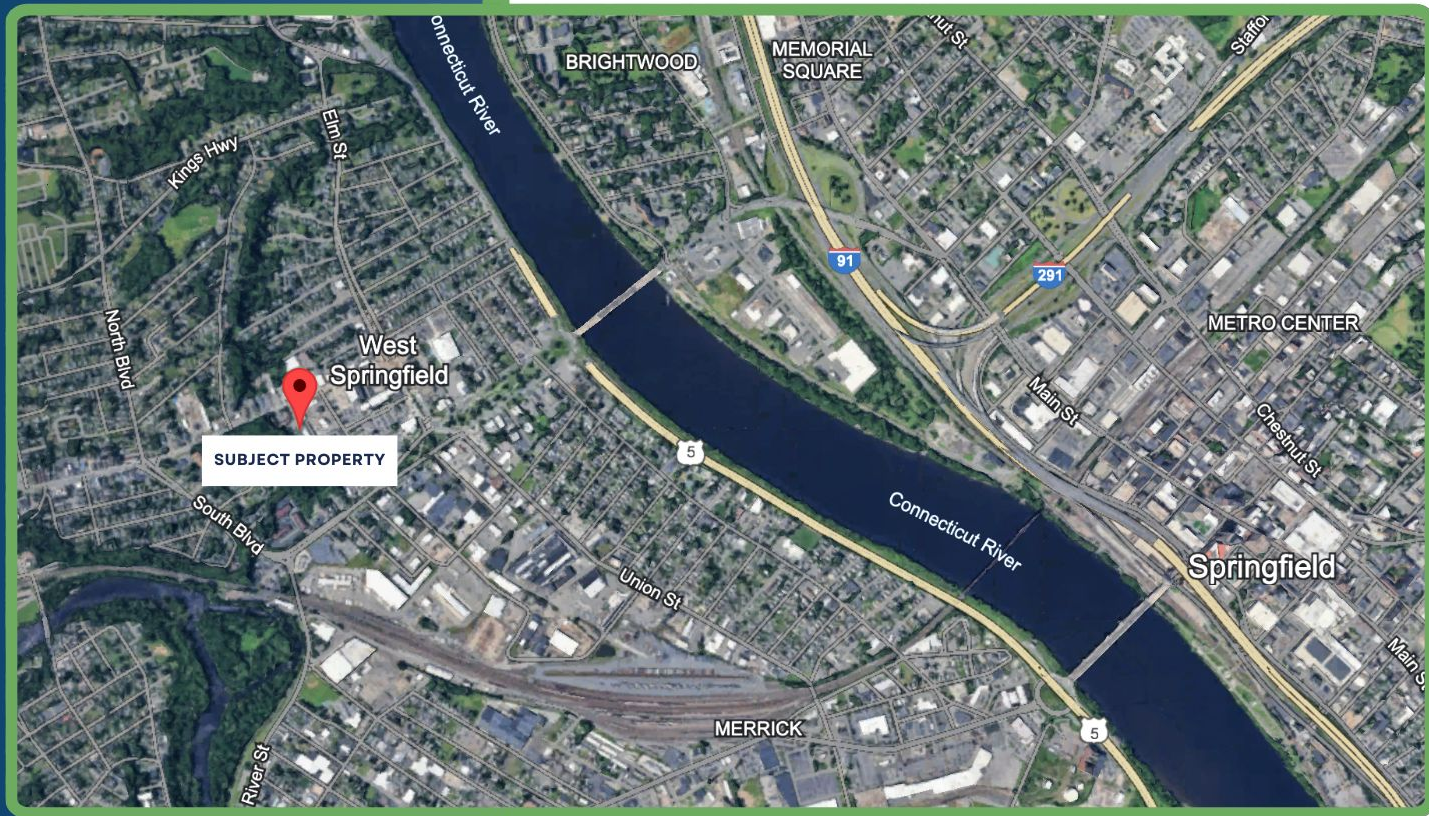


SITE PLAN



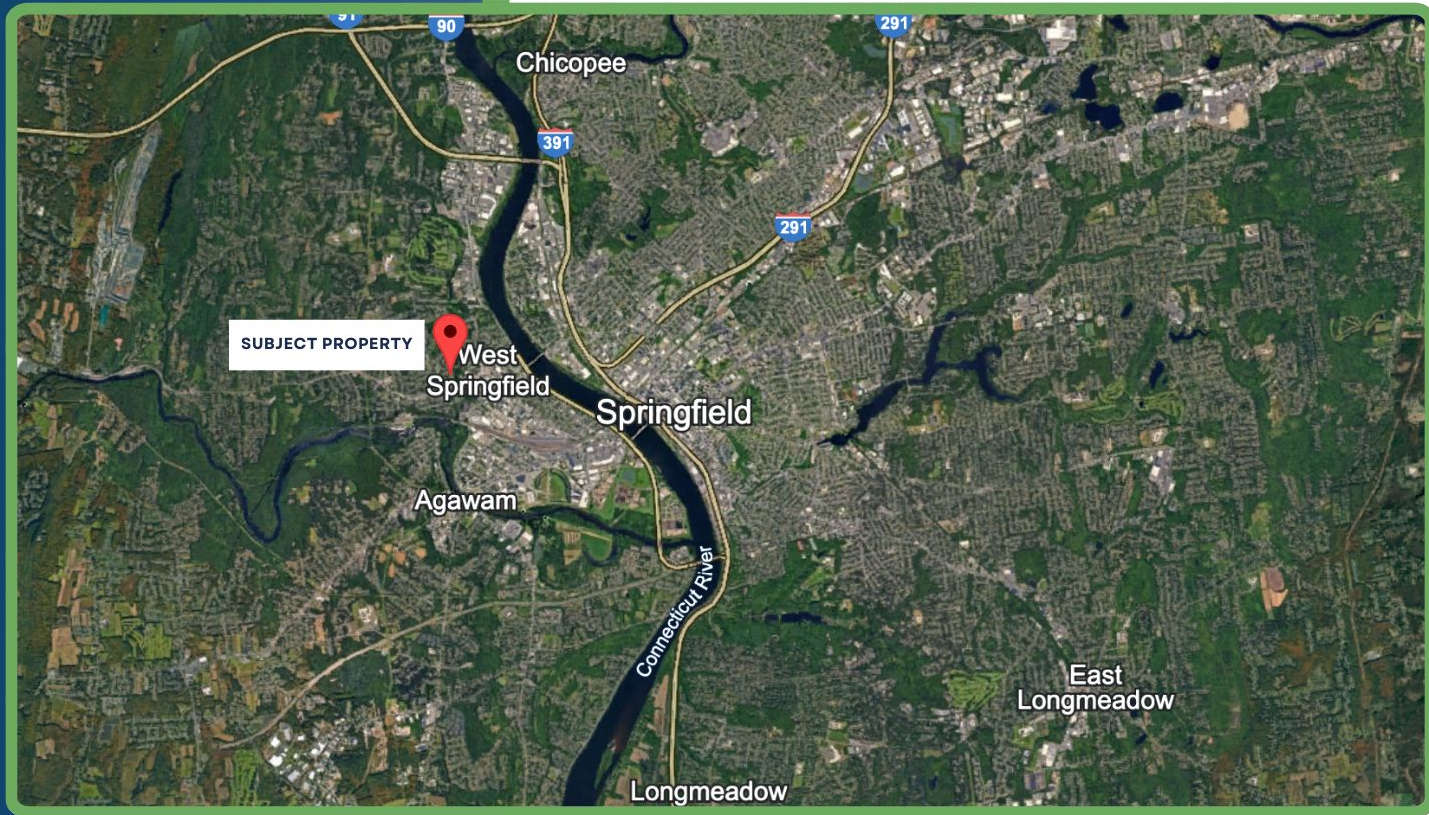
AREA MAP

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CITY MAP

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REGIONAL MAP

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