



**MLS # 73302410 - New  
Commercial/Industrial - Mixed Use**

**442 State St  
Belchertown, MA 01007-9445  
Hampshire County  
Directions: USE GPS**

List Price: **\$925,000**

**Explore this impressive 7,200 sq. ft. fully leased modern office building that offers a versatile mix of office space and a two-bedroom standalone house. Perfect for both residential and commercial use, the property features a one-car garage, 47 parking spaces, and sits on over 3 acres along Route 202. Energy efficiency is a highlight with owned solar panels generating approximately \$7,000 in electricity annually, led indoor and outdoor lighting and complemented by a 7.2 kW ChargePoint EV charger. Fully rented and leased offices. Single family detached month to month. This property presents a unique opportunity to own a sustainable, income-generating space with ample parking and easy access. Seller would like to retain current office space**

**Building & Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>1</b>	<b>603</b>	Land: <b>\$89,100</b>	Space Available For: <b>For Sale</b>
Office:	<b>3</b>	<b>7,200</b>	Bldg: <b>\$512,900</b>	Lease Type:
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$602,000</b>	Lease Price Includes:
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>2</b>	Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>2</b>	Sublet: <b>No</b>
Total:	<b>6</b>	<b>7,903</b>	# Units:	21E on File: <b>No</b>

Disclosures: **Owner is the listing agent. Washer and Dryer are owned by the tenant.**

Drive in Doors:	Expandable:	Gross Annual Inc: <b>95820</b>
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: <b>7</b>	Sprinklers:	Special Financing:
Hndcp Accessibl: <b>Yes</b>	Railroad siding:	Assoc: <b>No</b> Assoc Fee:

Lot Size: <b>135,036 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>3.1</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>47</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Reg: <b>No</b>	

**Features**

Construction: **Frame**  
 Location: **Rural**  
 Parking Features: **Attached, 21+ Spaces, Paved Driveway**  
 Roof Material: **Asphalt/Composition Shingles**  
 Site Condition: **Dry, Improved**  
 Utilities: **Private Water, Private Sewer, Bottled Gas, 110 Volts**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Year Established: **2008**  
 Year Established Source: **Public Record**

**Tax Information**

Pin #: **M:251 L:6**  
 Assessed: **\$602,000**  
 Tax: **\$9,223** Tax Year: **2024**  
 Book: **8747** Page: **71**  
 Cert: **000000015166**  
 Zoning Code: **B1**  
 Zoning Desc: **Legal Conforming**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **LPT Realty, LLC** (877) 366-2213  
 Listing Agent: **Maggi Group** (413) 461-5042  
 Team Member(s): **Joseph P. Maggi** (413) 530-4657  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agency:  
 Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required, Sign**  
 Showing: Facilitator:  
 Special Showing Instructions: **Some notice required. Easy to show on weekends**

### Firm Remarks

**See attached sheet for offer instructions. LPT Realty does not hold escrow checks. Owner is the listing agent. Seller would like to retain current office space**

### Market Information

Listing Date: **10/15/2024**

Days on Market: Property has been on the market for a total of **2** day(s)

Expiration Date: **12/31/2025**

Original Price: **\$925,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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