



Amherst Flex Office Space

160 OLD FARM ROAD

Amherst, MA 01002

Presented By:

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280 Bridge Street Springfield, MA 01103

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	10,500 SF
Lot Size:	2.56 Acres
Number of Units:	4
Price / SF:	\$142.86
Year Built:	1983
Renovated:	2012
Zoning:	PRP- Professional and Research Park

PROPERTY OVERVIEW

A well-maintained 10,500-square-foot building situated on 2.56 parklike acres. Comcast occupies a portion of the building with data equipment and has been a tenant since 1999. The other current tenant is Be Awesome Be Strong, a physical education and fitness business. Two adjacent units are currently vacant and can either be combined or remain separate, offering flexibility for the buyer. The building's clear-span construction allows for versatile renovation options within the suites. There are currently 4,700 square feet of available space. The suites at property is also being offered for lease at \$14/sf on a NNN basis.

PROPERTY HIGHLIGHTS

10,500 SF FLEX BUILDING IN AMHERST ON 2.56 ACRES

FLEXIBLE LAYOUT AND UP TO 4,700 SQUARE FEET AVAILABLE FOR LEASE OR OWNER OCCUPANT

REMAINDER OF THE BUILDING IS LEASED

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Additional Photos



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