



Exclusively listed by:

William Low, Jr.
President
413.237.9692
bill@lowpicard.com



OFFICE PROPERTY FOR SALE

MEADOWS PLACE

200 North Main Street East Longmeadow, MA 01028

L&P Commercial

200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

MEADOWS PLACE

200 North Main Street, South Building, East Longmeadow, MA 01028



OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	20,042 SF
Available SF:	0 SF
Lot Size:	5.9 Acres
Number of Units:	7
Price / SF:	\$104.78
Cap Rate:	10.29%
NOI:	\$216,121
Year Built:	1970
Renovated:	2020
Zoning:	Business A
Market:	Greater Springfield East

PROPERTY OVERVIEW

For sale, 5 Condo units totaling 13,906 SF, fully leased with a net operating income of \$216,121. 200 North Main St is approximately 1/2 miles to Town Center and the same distance to Heritage shops to the North. Centrally located, it's an easy commute to downtown Springfield as well as other suburbs. Buy 1 or all 5.

PROPERTY HIGHLIGHTS

- Great Cash Flow
- 100% Leased
- Professionally Managed
- Centrally Located



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MEADOWS PLACE

Meadows Executive Center



MEADOWS PLACE

Suite 4

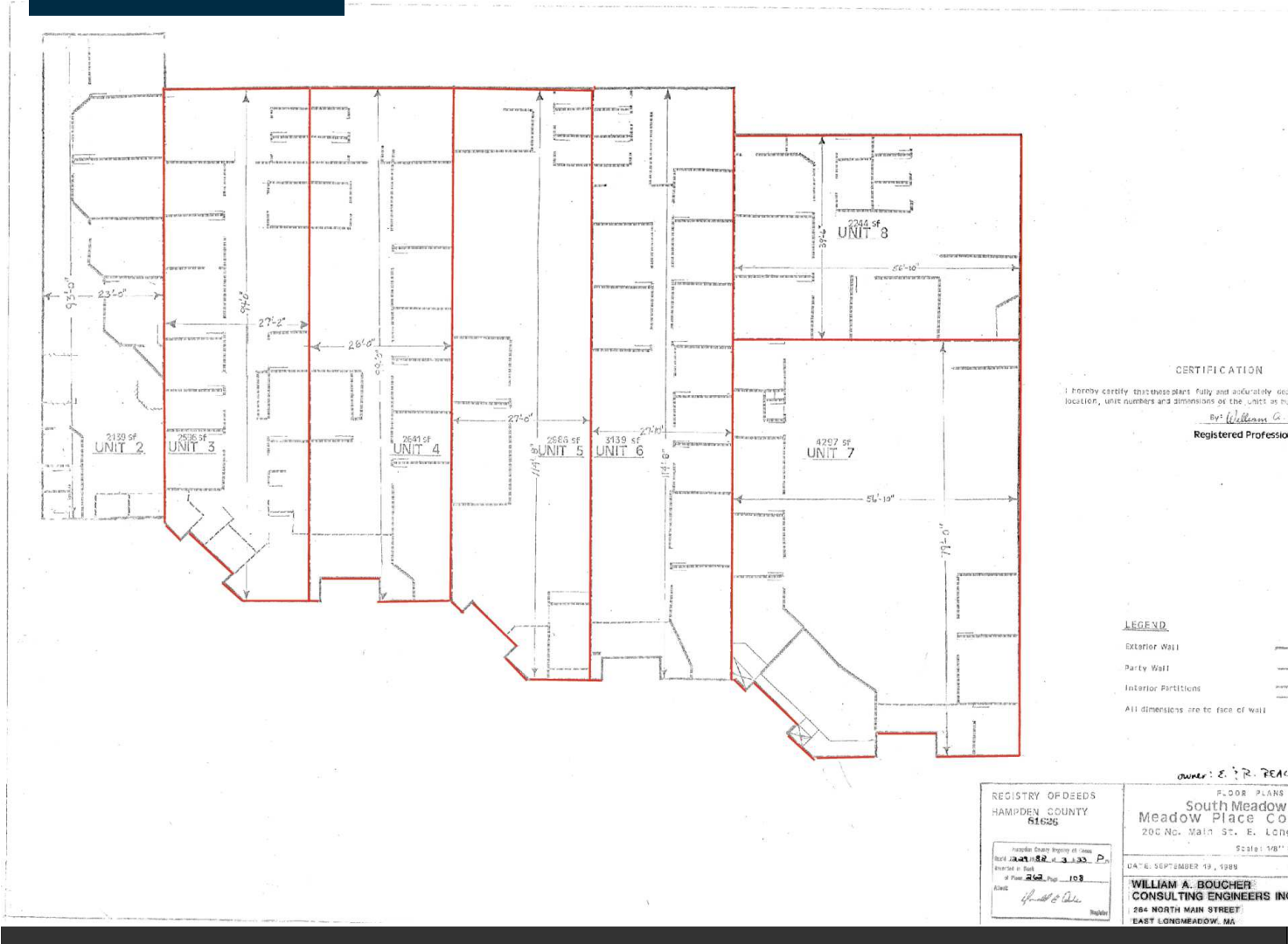


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LEGEND



AVAILABLE SPACES

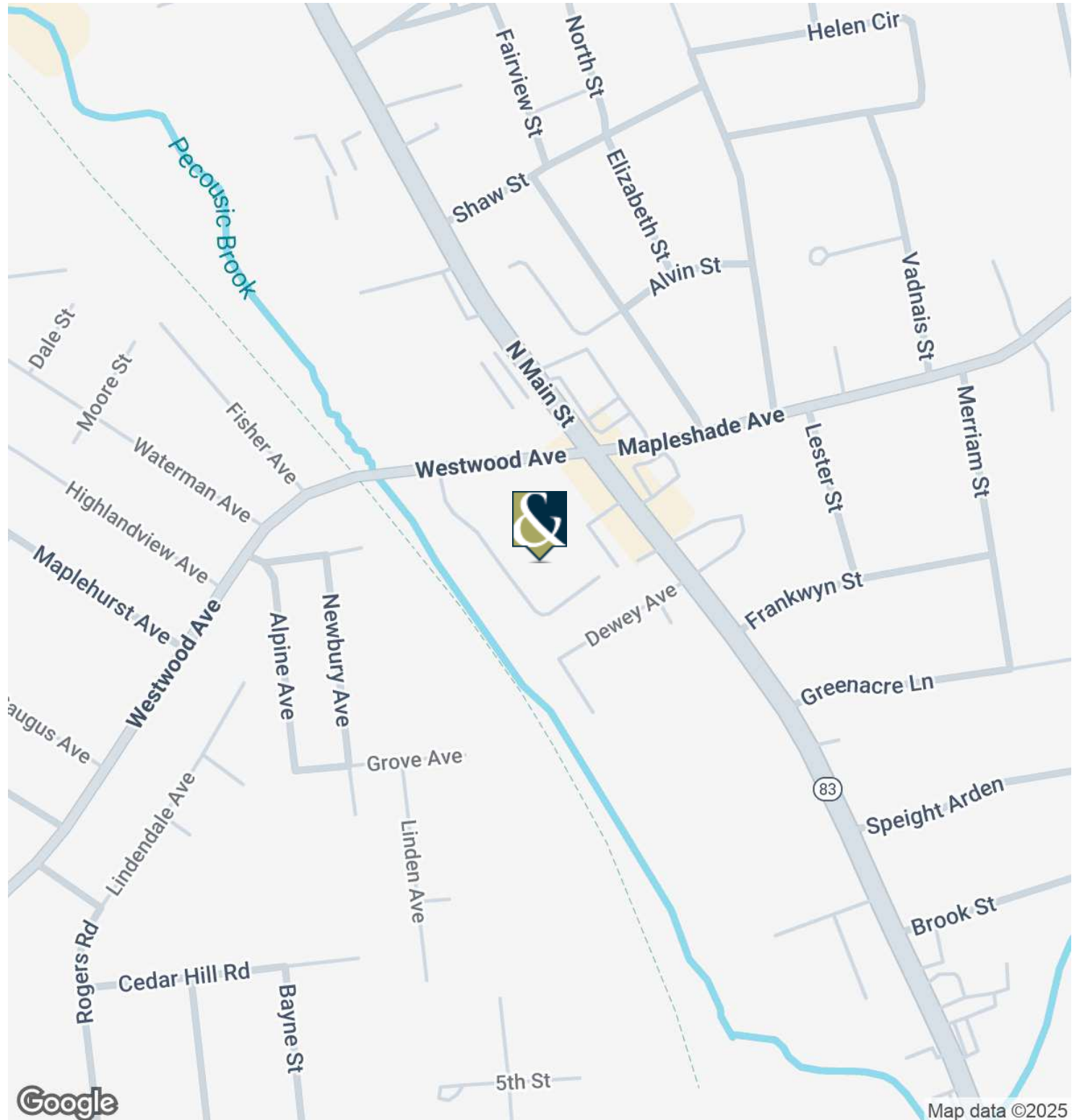
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	497	2,103	7,548
Average Age	42	42	44
Average Age (Male)	40	40	42
Average Age (Female)	44	44	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	197	829	2,987
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$110,856	\$111,261	\$110,452
Average House Value	\$331,695	\$339,761	\$361,126

Demographics data derived from AlphaMap



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