

For Sale | \$699,000 | East Longmeadow, MA

Industrial | Dog Grooming, Training, Day Care

Overnight Boarding Permitted via Special Permit



15 Baldwin Street

East Longmeadow, Massachusetts 01028

Property Highlights

- Successful ongoing business.
- 4,968 SF Building on 15,642 lot
- Paved Parking For 25+/- Vehicles
- Zoned for industrial use, zoning recently updated to allow overnight boarding with a Special Permit
- Multiple outdoor play areas
- Large Grooming area and indoor play area

Property Description

Premier Dog Grooming, Training & Daycare Facility For SaleUnlock an incredible opportunity to own a thriving dog grooming, training, and daycare facility in a high-traffic, pet-friendly location. This turnkey business offers a modern, fully equipped space designed to provide top-tier services for beloved pets, ensuring comfort, care, and convenience for both clients and their furry companions.

OFFERING SUMMARY

Sale Price	\$699,000
Lot Size	0.36 Acres
Building Size	4,968 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.5 Miles	1,612	\$120,235
1 Mile	6,018	\$122,404
3 Miles	62,523	\$115,024



For more information

Jim Reardon

O: 860 508 2192
jreardon@splotkin.com

For Sale | \$699,000 | East Longmeadow, MA

Industrial | Dog Grooming, Training, Day Care

Overnight Boarding Permitted via Special Permit

Sale Price	\$699,000
------------	-----------

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	IND
Lot Size	15,642 SF

LOCATION INFORMATION

Street Address	15 Baldwin Street
City, State, Zip	East Longmeadow, MA 01028
County	Hampden

BUILDING INFORMATION

Building Size	4,968 SF
Number of Floors	1
Year Built	1960
Number of Buildings	1
Exterior	Brick and Masonry Block
Roof	Flat, Rubber Membrane

UTILITIES & AMENITIES

Water & Sewer	Town of East Longmeadow
Gas	Eversource Gas Company
Electric	National Grid Electric Company
Restrooms	3



For Sale | \$699,000 | East Longmeadow, MA

Industrial | Dog Grooming, Training, Day Care

Overnight Boarding Permitted via Special Permit



For Sale | \$699,000 | East Longmeadow, MA

Industrial | Dog Grooming, Training, Day Care

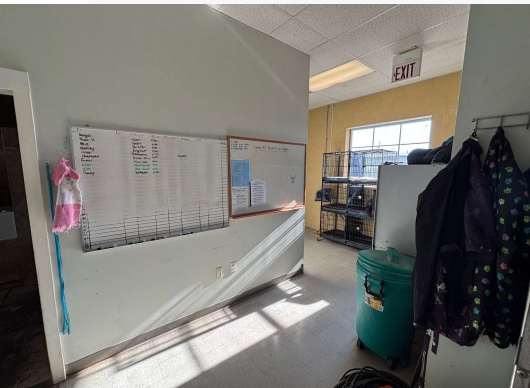
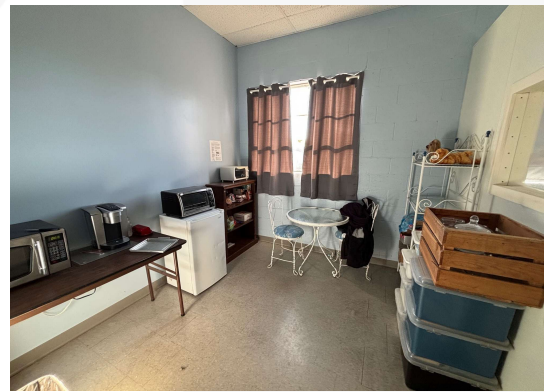
Overnight Boarding Permitted via Special Permit



For Sale | \$699,000 | East Longmeadow, MA

Industrial | Dog Grooming, Training, Day Care

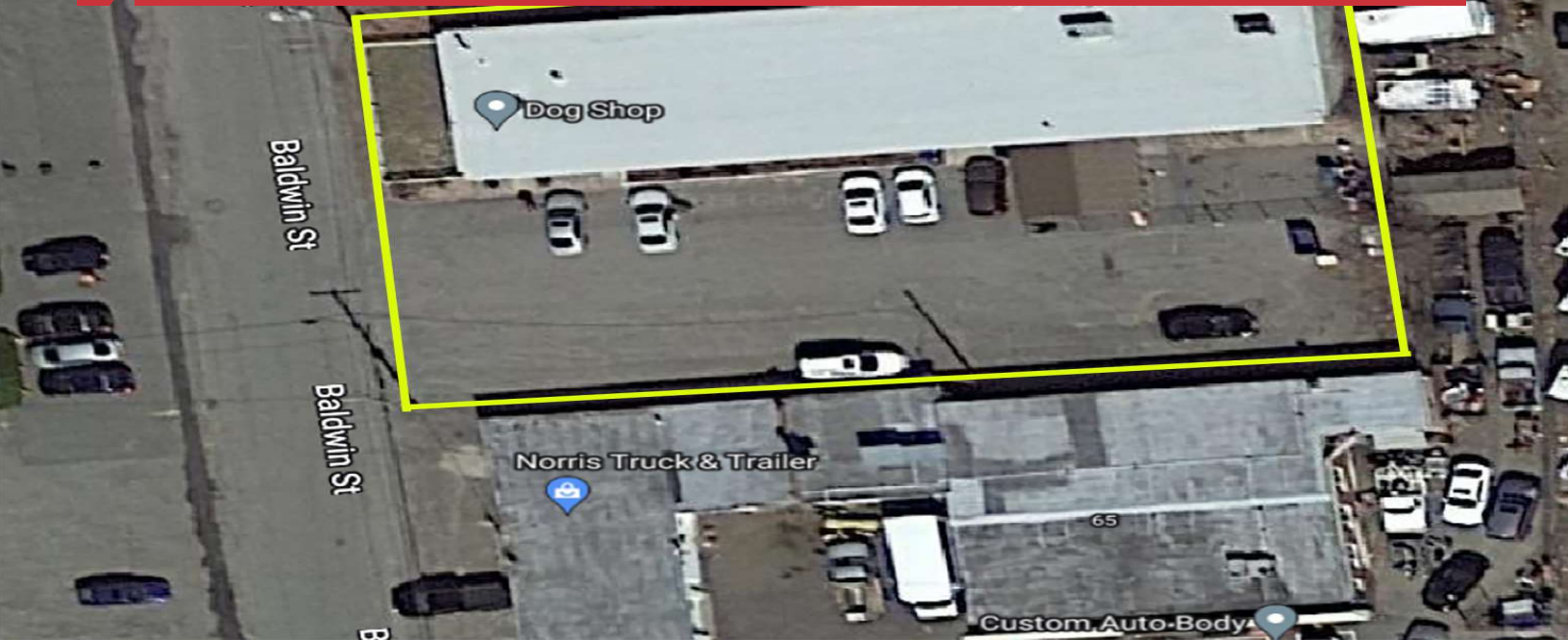
Overnight Boarding Permitted via Special Permit



For Sale | \$699,000 | East Longmeadow, MA

Industrial | Dog Grooming, Training, Day Care

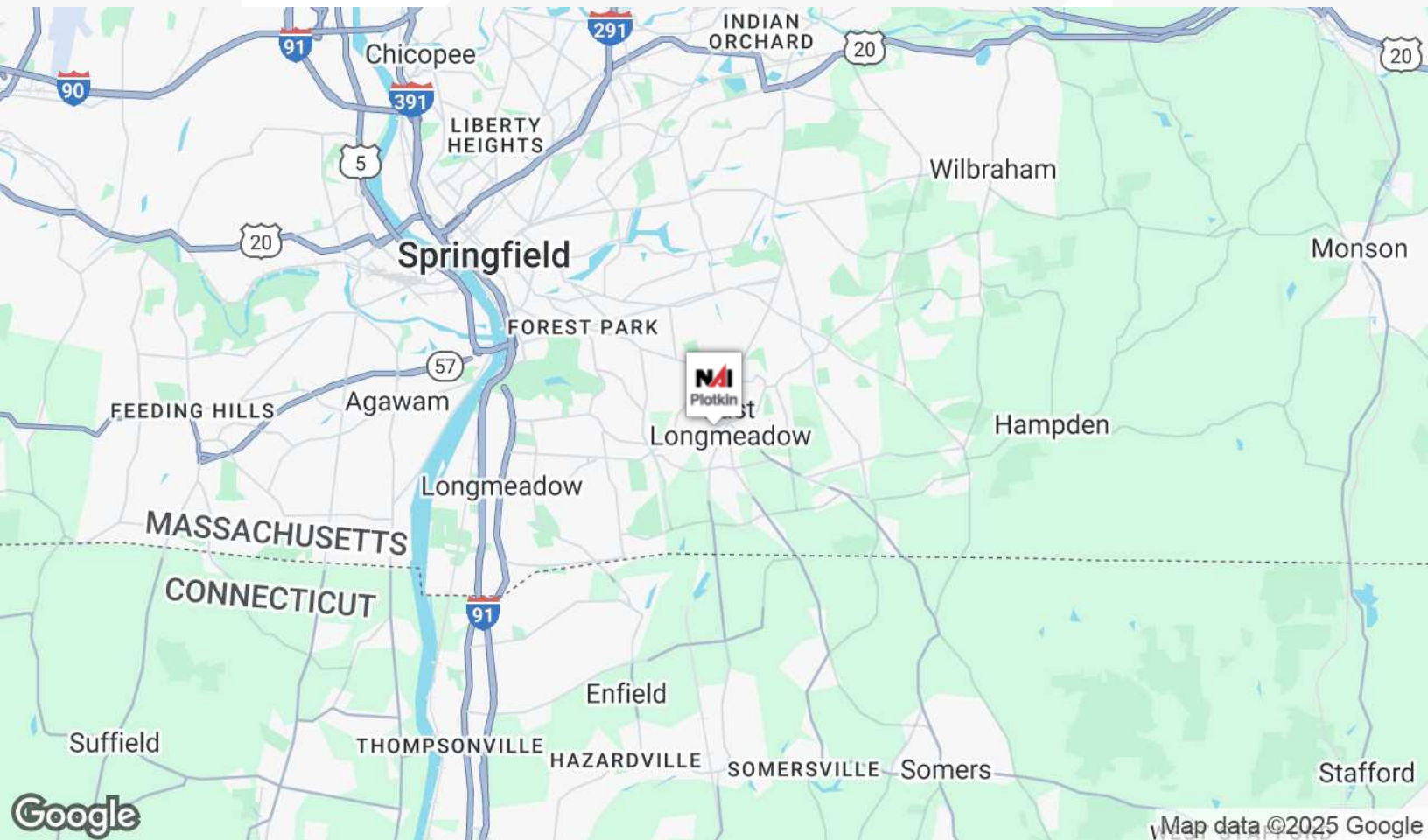
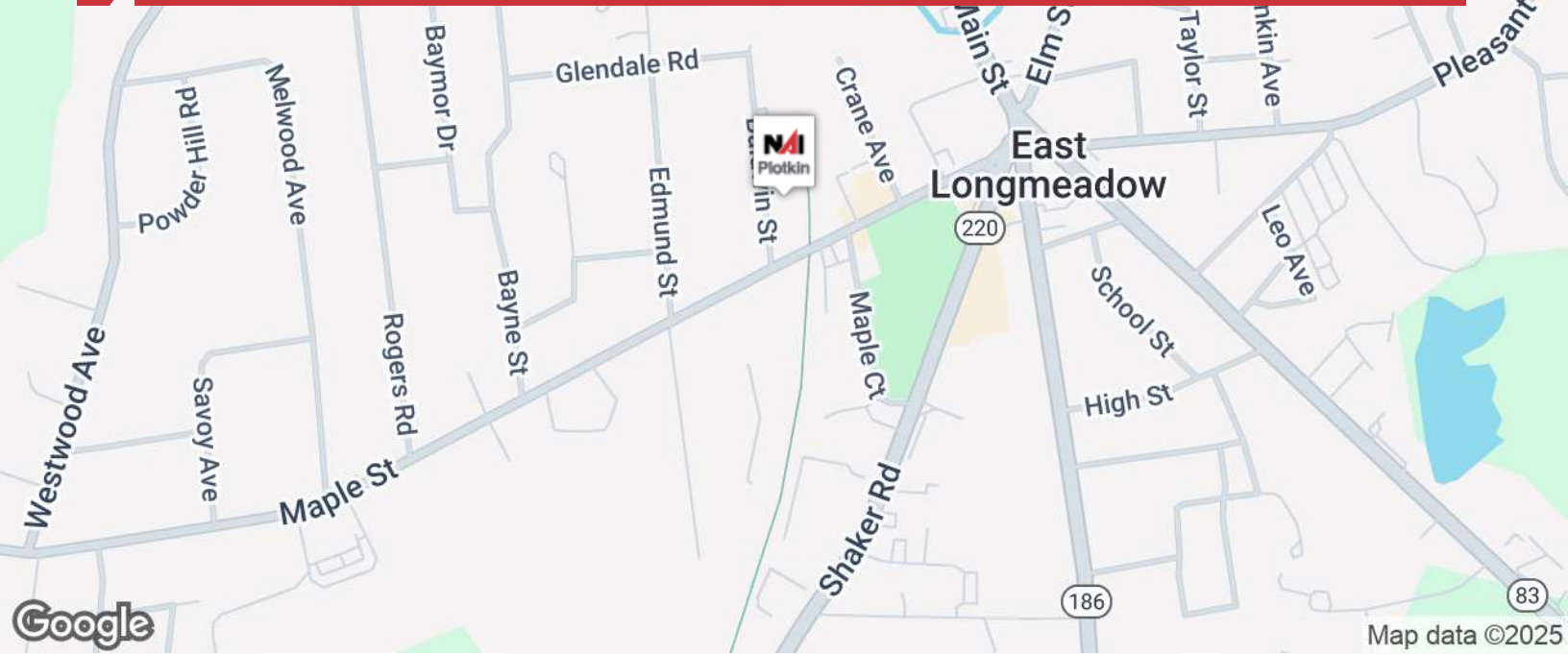
Overnight Boarding Permitted via Special Permit



For Sale | \$699,000 | East Longmeadow, MA

Industrial | Dog Grooming, Training, Day Care

Overnight Boarding Permitted via Special Permit



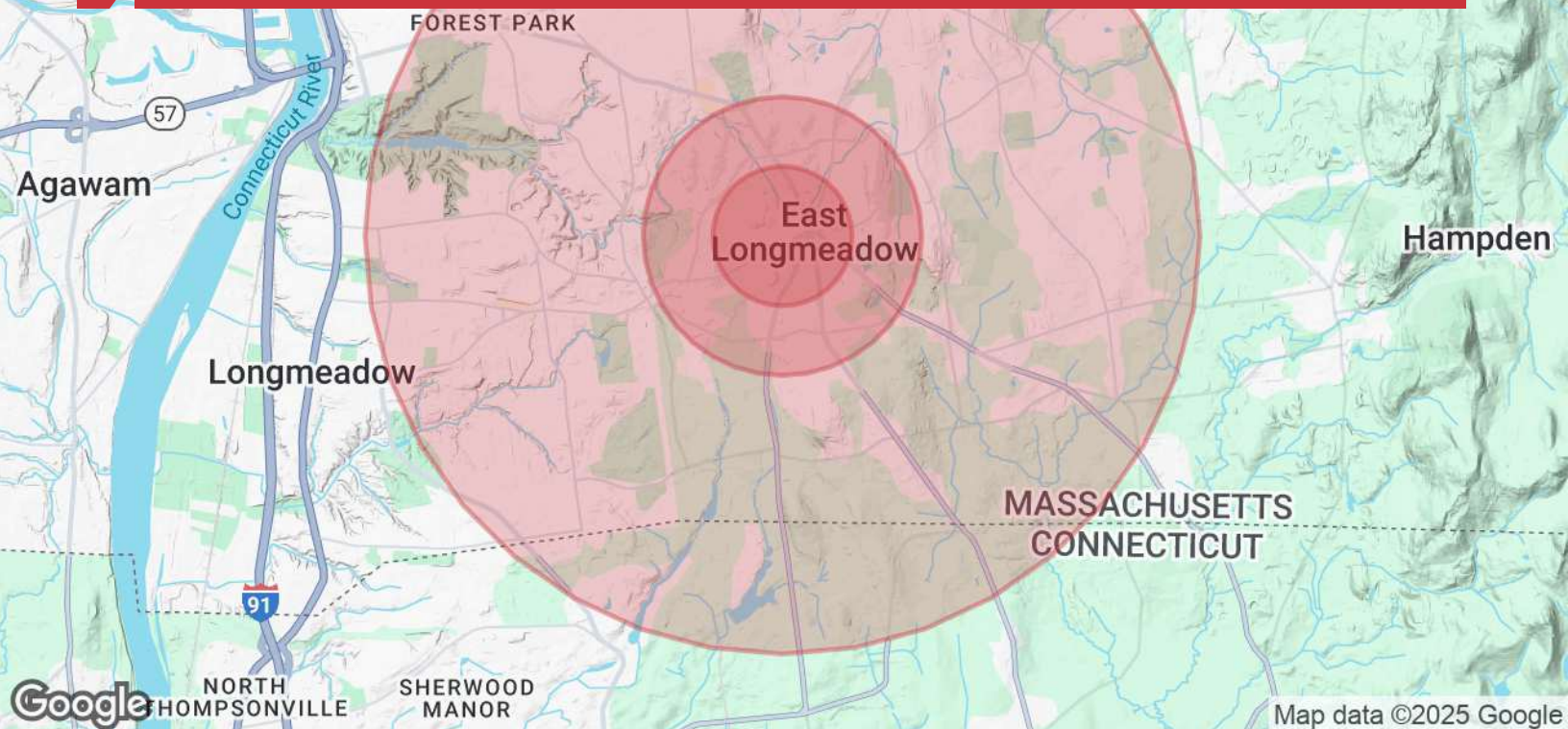
1350 Main Street, Suite 1410
Springfield, MA 01103
413 781 8000 tel
NAIPlotkin.com



For Sale | \$699,000 | East Longmeadow, MA

Industrial | Dog Grooming, Training, Day Care

Overnight Boarding Permitted via Special Permit



Population

	0.5 Miles	1 Mile	3 Miles
TOTAL POPULATION	1,612	6,018	62,523
MEDIAN AGE	43	44	42
MEDIAN AGE (MALE)	41	42	40
MEDIAN AGE (FEMALE)	45	47	44

Households & Income

	0.5 Miles	1 Mile	3 Miles
TOTAL HOUSEHOLDS	655	2,399	23,622
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$120,235	\$122,404	\$115,024
AVERAGE HOUSE VALUE	\$355,450	\$388,006	\$352,415

Race

	0.5 Miles	1 Mile	3 Miles
% WHITE	91.1%	90.4%	66.5%
% BLACK	3.5%	3.5%	13.5%
% ASIAN	3.2%	4.1%	7.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.4%
% OTHER	1.9%	1.9%	12.2%

Ethnicity

	0.5 Miles	1 Mile	3 Miles
% HISPANIC	8.1%	7.2%	23.2%

* Demographic data derived from 2020 ACS - US Census