

# RECIION

Commercial Real Estate

4-8 PARK STREET  
BELCHERTOWN, MA 01007

SALE PACKAGE

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# PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 4-8 Park Street, Belchertown, MA available for sale. The property, situated on roughly 0.22 acres, consists of approximately 7,364 square feet of space.

The property is positioned in the center of Belchertown, just off the Town Common with municipal parking directly across the street. Nearby you can find local restaurants, the Town Hall, and other community services all within walking distance.

On the lower level, you can find two commercial tenant spaces. The first being Belchertown Discount Liquors, and the other a newly renovated restaurant space. Upstairs are two residential apartments one being a 2 Bed, 2 Bath and the other a 2 Bed 1 Bath. This mixed-use opportunity is a rare find and ready for its next investor.

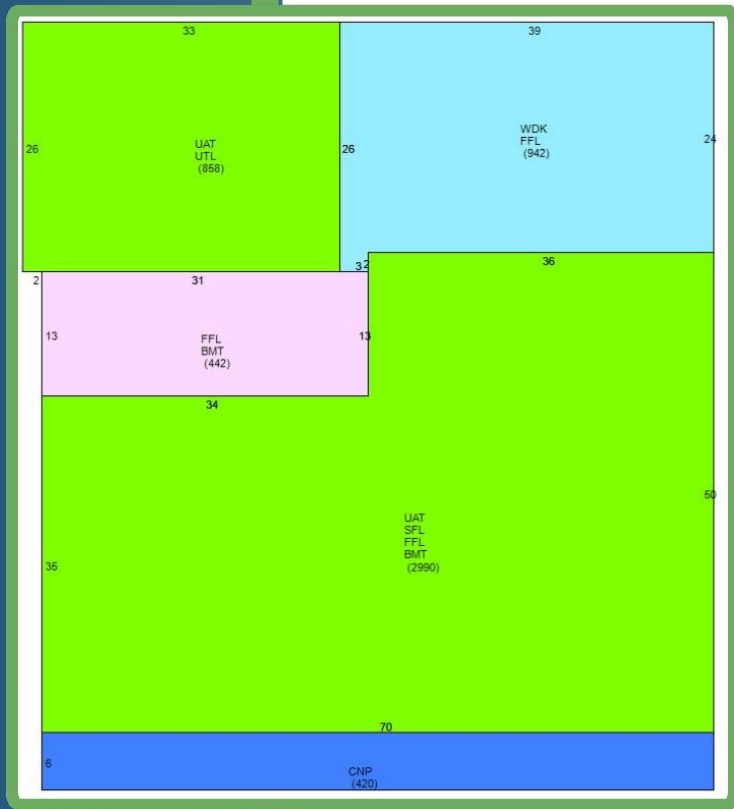
Prior year NOI for this property is approximately \$61,900. For additional revenue and expense information, please inquire.

# BUILDING & SITE DETAILS

Square Footage	7,364 SF
Taxes	\$8,506
Stories	2A
Foundation	Mixed
Roof	Asphalt Shingles & Metal
Roof Age	Approx. 12 years old
Year Built	1895
Land Area	0.22 Acres
On-site Parking	Street parking & municipal lot (Approximately 75 Spaces)
Ceilings	8'

Frontage	95'
Sprinkler	No
Basement	Yes - Unfinished
Bathrooms	5
Water & Sewer	Municipal (Est. \$2,876/YR)
Electric Provider	National Grid
Heat	Oil/Furnace (Est. \$6,755/YR)
AC	Commercial units have wall/window unit 1 in package store, 3 in build out space
Zoning	B-1 (Limited Business) with Historic Village Protection Overlay
Internet/Phone Provider	Verizon/Spectrum

# FLOOR PLAN



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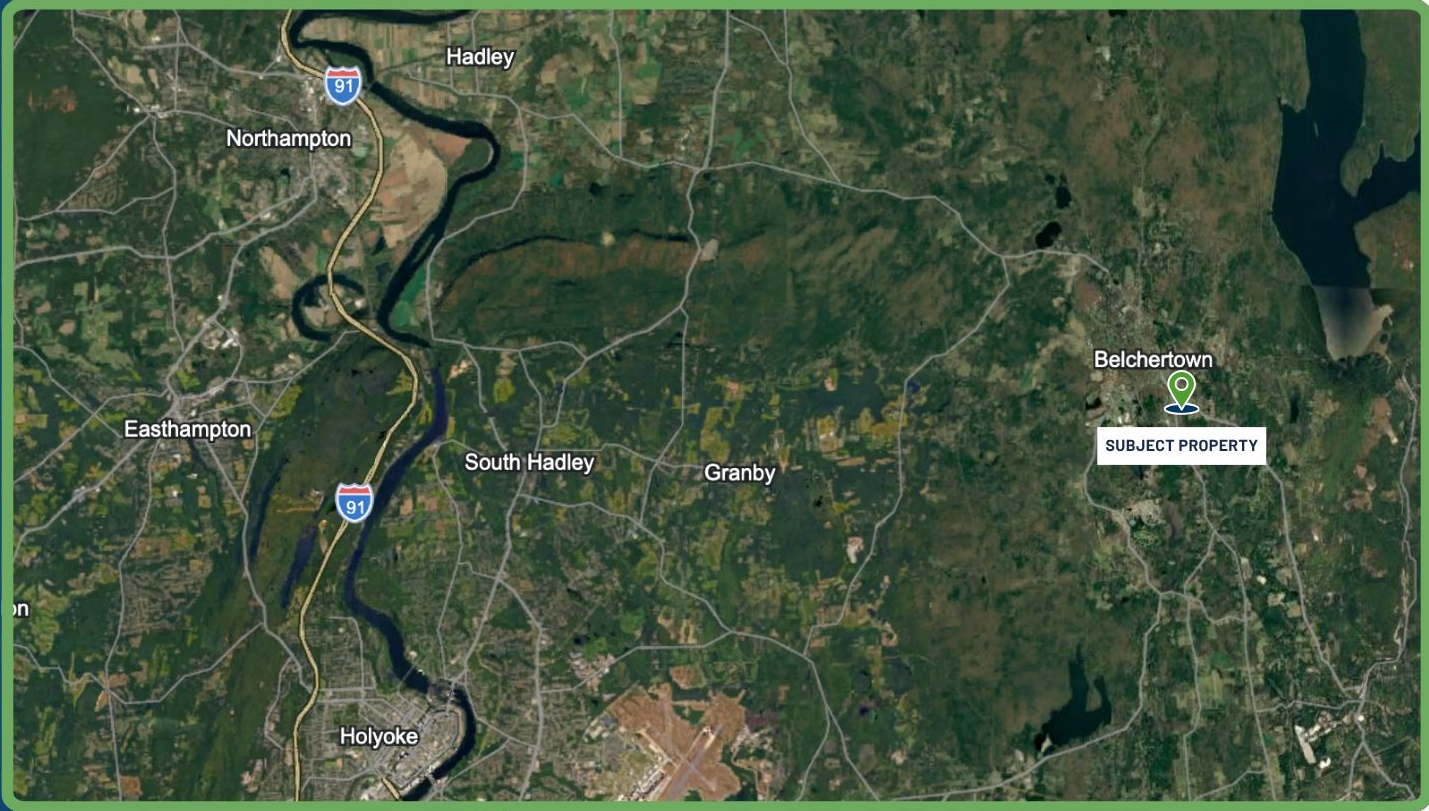
# SITE MAP

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# AREA MAP

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# REGIONAL MAP

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