

# 752 Sumner Ave

Springfield, MA 01108



7,264 SF Retail Building For Sale - \$975,000

## Property Overview

**Size:** 7264 SF retail building

**Year Built:** 1920

**Zoning:** Commercial (PC)

**Parking:** 6 spaces (rear)

**Condition:** New roof,, renovated units, updated mechanicals, updated electricals (all 2024)

**Tenant:** Multi

**Occupancy:** Fully occupied (upstairs vacant)

## Price

**Price:** \$975,000

**Price per SF:** \$135

**NOI:** \$76,400

**Cap Rate:** 7.83%

## Income/Expenses (Year/Total)

**Rent:** \$107,400/year (\$8,950/month)

## Expenses:

**Estimated Insurance:** \$13,000/year

**Estimated Taxes:** \$13,000

**Maint./Landscape/Plow/Other:** \$5,000

FOR MORE INFORMATION PLEASE CONTACT

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