

For Sale

Professional Office Condo(s)

Investment Opportunity | \$299,900



155 Maple Street

Springfield, Massachusetts 01105

Property Highlights

- **Total Square Footage:** 3,723 sq. ft. of versatile commercial space
- **Unit Configuration:** One large unit with options to subdivide for maximum flexibility
- **Floor Location:** Second floor with convenient elevator access
- **Zoning:** Commercial zoning permits various business uses
- **Condition:** Move-in ready with well-maintained interior
- **Accessibility:** Convenient access with plenty of parking
- **Rental Potential:** Suitable for single large tenant or subdivision for multiple tenants. Perfect for owner occupancy of 1 unit, and lease a second unit
- **Location Benefits:** Prime Maple Street address with excellent visibility
- **Immediate Occupancy:** Ready for business operations without delays

Property Description

Discover an exceptional commercial real estate opportunity at 155 Maple Street, Springfield MA, featuring one large unit totaling 3,723 square feet on the second floor with subdivision into 2 -4 separate units possible. This prime commercial space offers incredible flexibility for businesses seeking professional office space or as an investment opportunity. With competitive pricing of \$299,900, this property represents outstanding value in today's commercial market.

OFFERING SUMMARY

Sale Price	\$299,900
Building Size	3,723 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	3,627	\$47,068
0.5 Miles	8,909	\$42,979
1 Mile	24,745	\$42,524



For more information

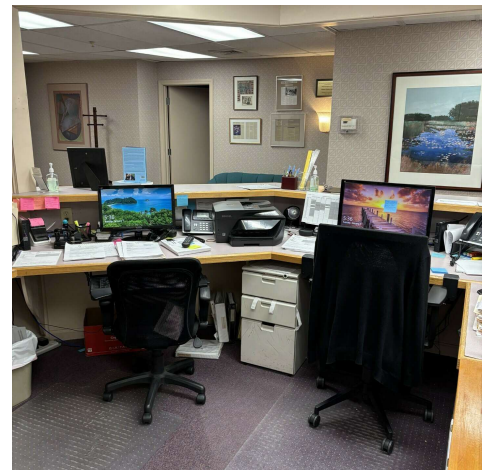
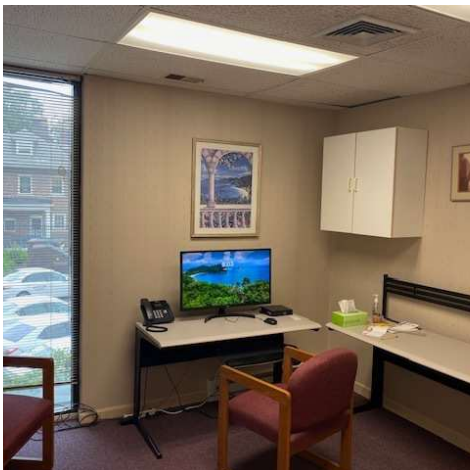
Jim Reardon

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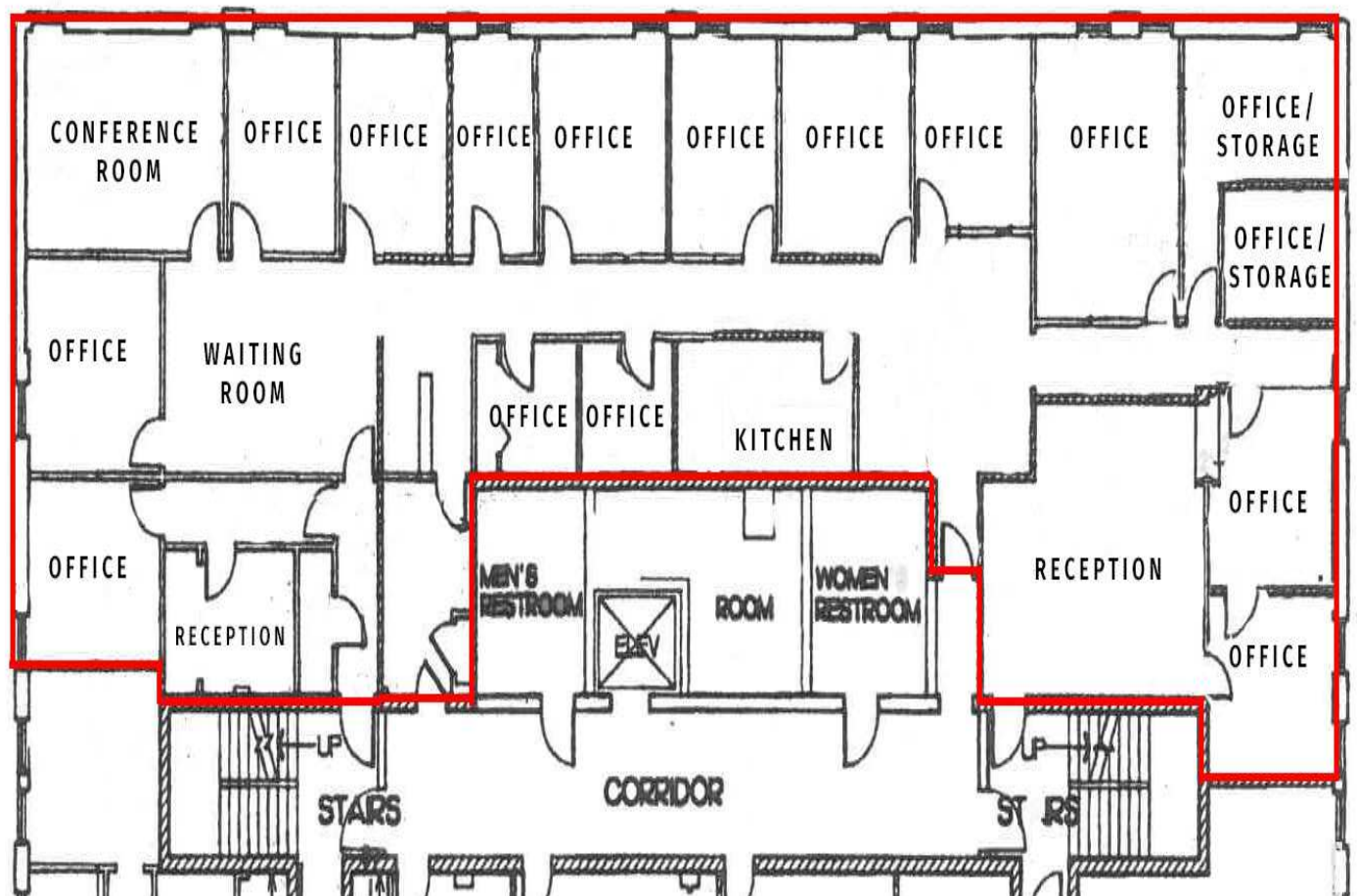


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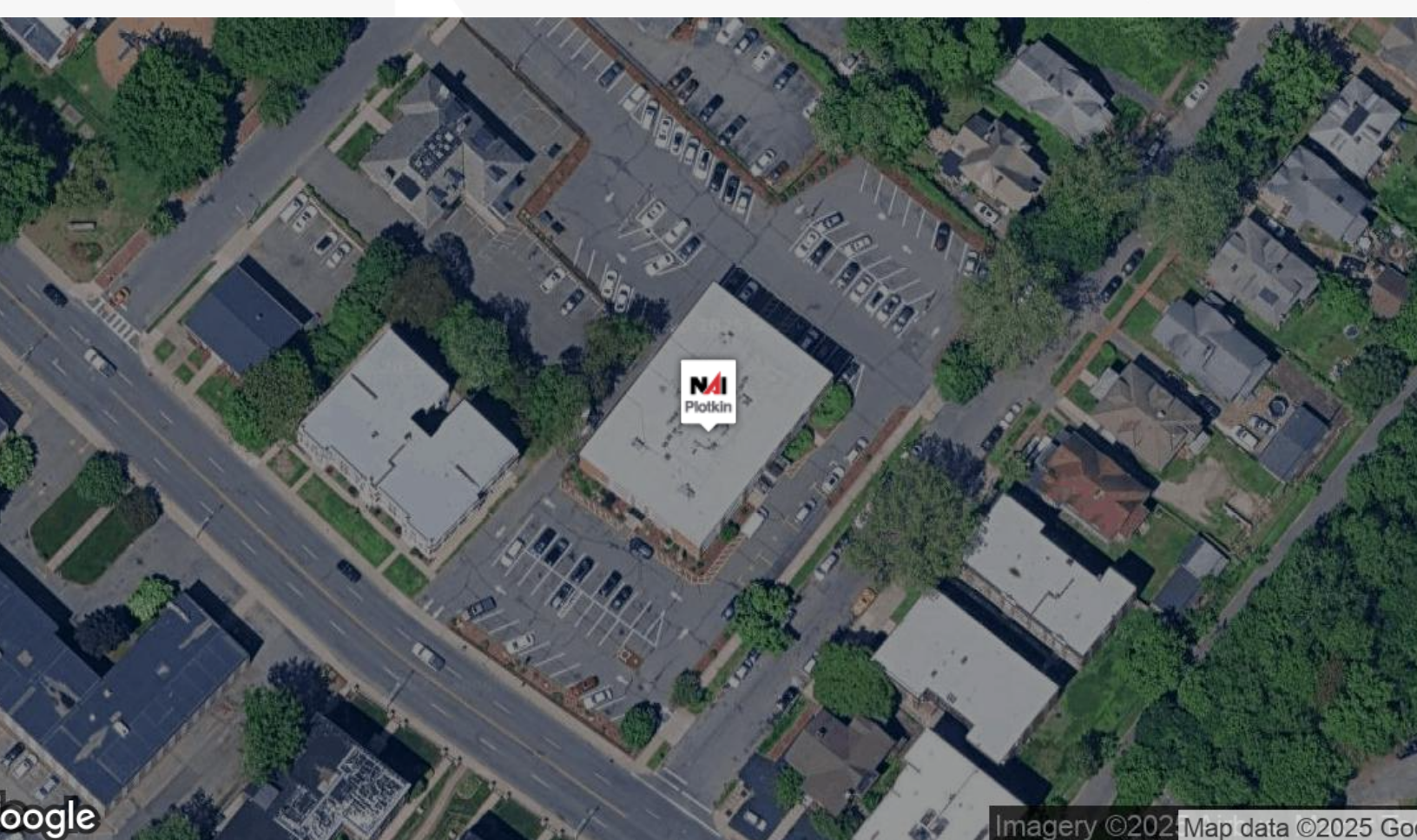
FLOOR PLAN



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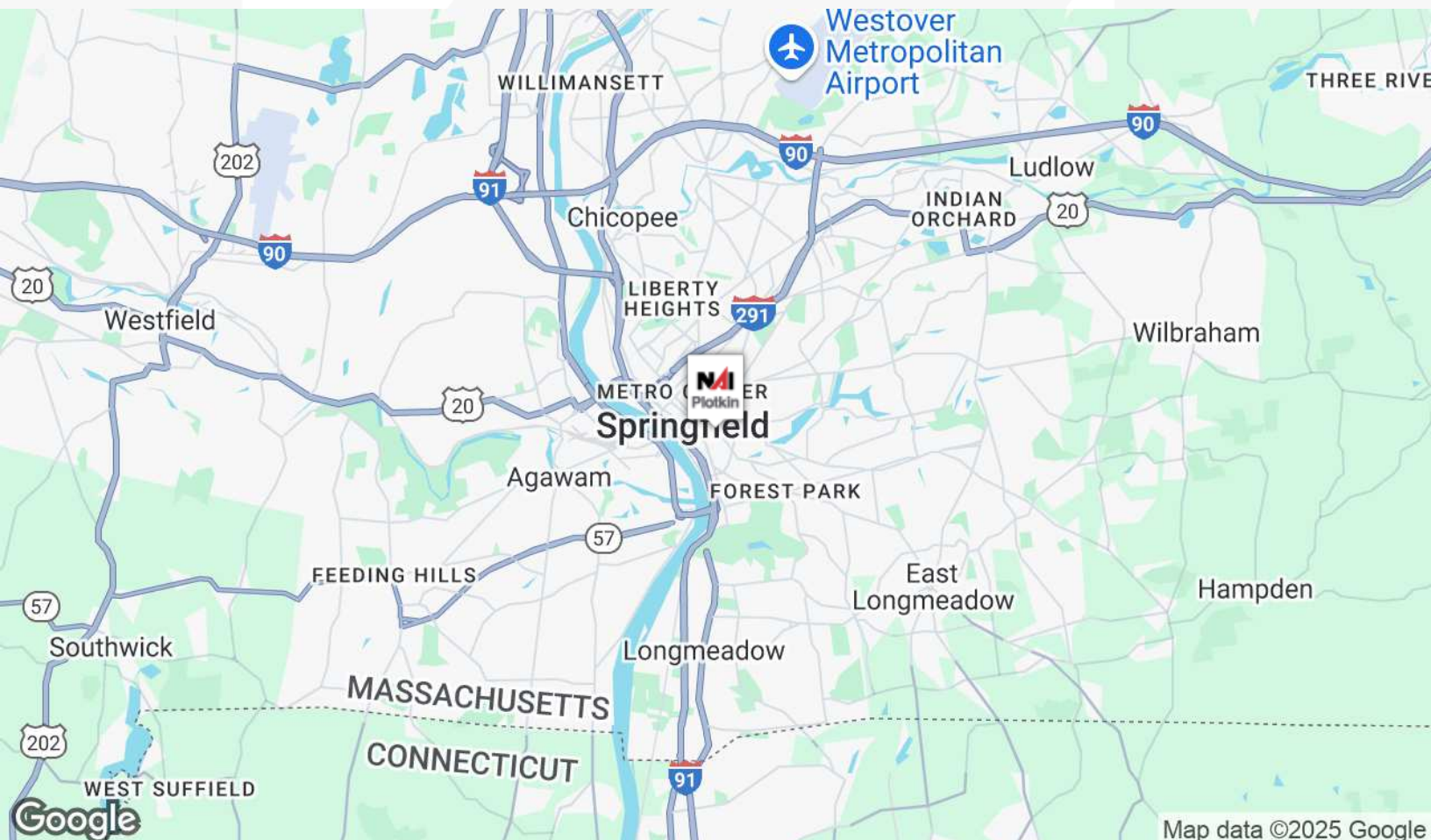
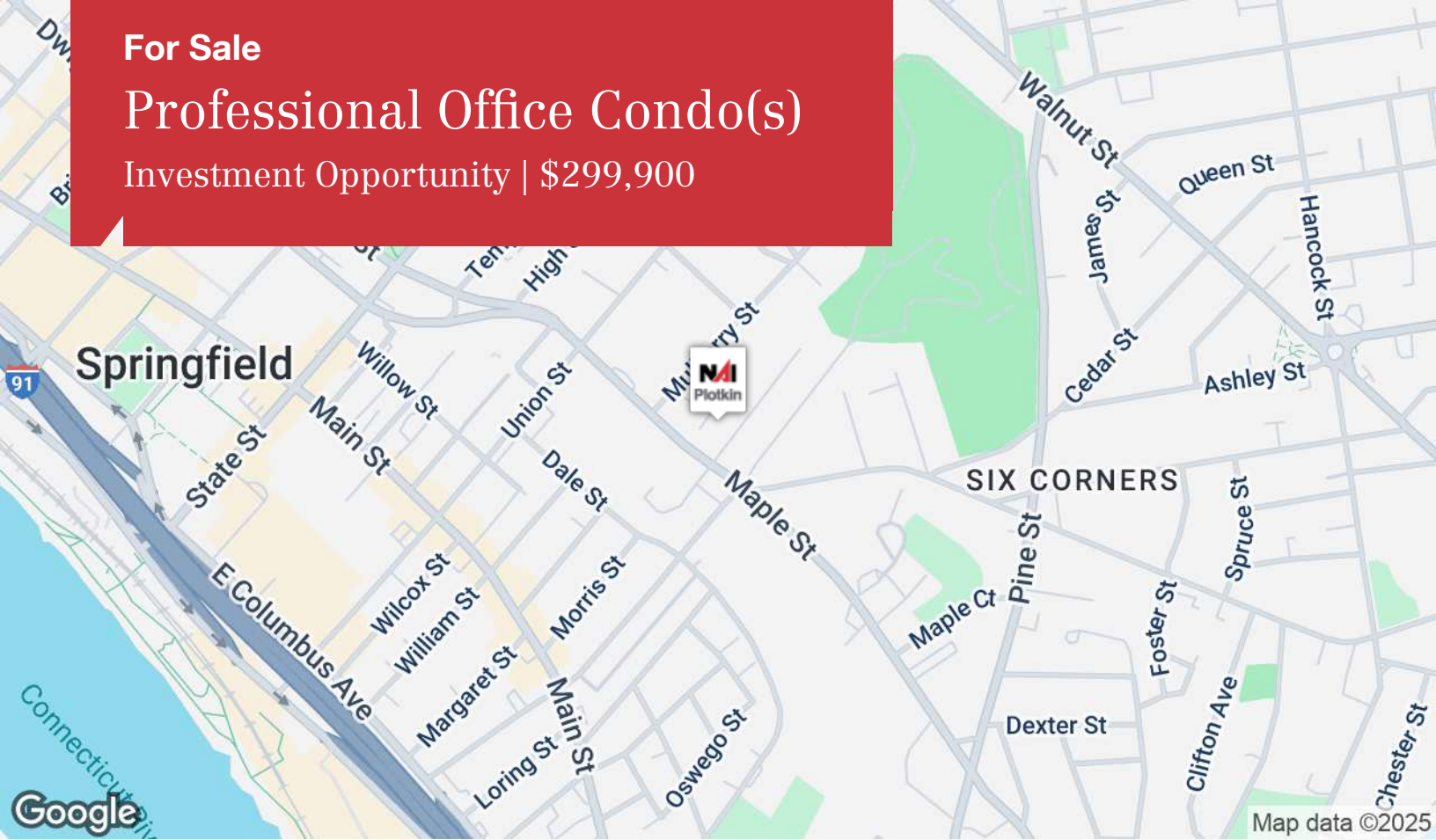
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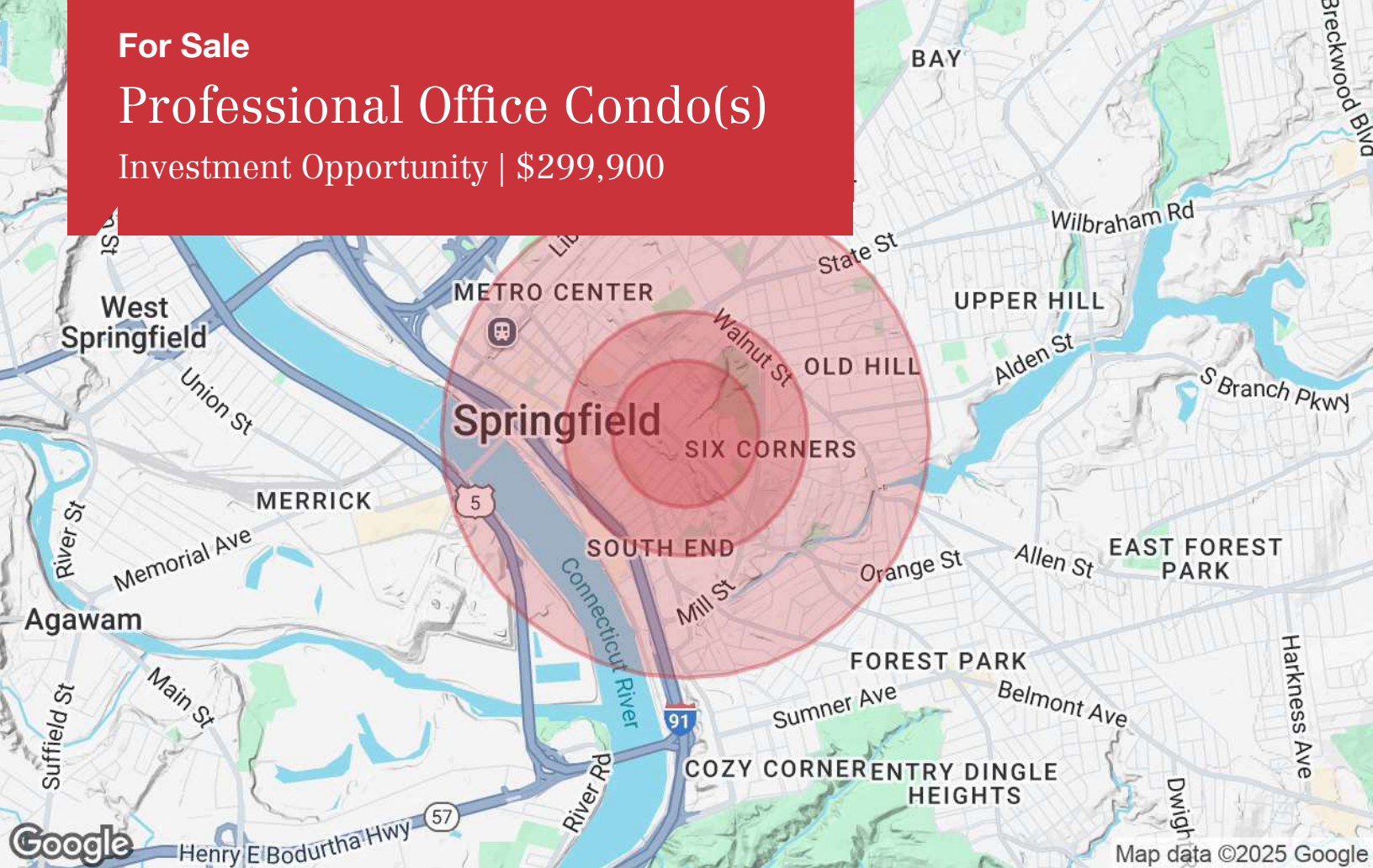
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Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	3,627	8,909	24,745
MEDIAN AGE	36	36	35
MEDIAN AGE (MALE)	36	35	35
MEDIAN AGE (FEMALE)	37	37	36

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	1,751	4,004	10,365
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$47,068	\$42,979	\$42,524
AVERAGE HOUSE VALUE	\$307,450	\$276,738	\$263,006

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	33.7%	31.3%	30.0%
% BLACK	23.7%	25.2%	27.6%
% ASIAN	2.0%	1.7%	1.8%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.9%	1.1%	1.5%
% OTHER	39.6%	40.7%	39.1%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	60.9%	63.5%	62.9%

* Demographic data derived from 2020 ACS - US Census