



MLS # 73285502 - New  
Commercial/Industrial - Commercial

85 Elm St  
West Springfield, MA 01089-2704  
Hampden County

List Price: **\$1,300,000**

Directions: @ the corner of Elm St and Central St next to City Hall, Police, Fire & School Departments.

**Commercial Building For Sale in Thriving Downtown West Springfield, MA w/ 25 Deeded Parking Spaces. This building is neighbors with City Hall, Police, Fire & School Departments many well known restaurants, banks and National Brands. Ideal location for a downtown building offering high visibility and foot traffic Proximity to public transportation and key amenities further enhance the buildings appeal. Many long term stable tenants including the anchor Holyoke Credit Union with New Modern Remodeled Space on the 1st floor. This revenue generating, income producing building could be a great addition to your portfolio or the perfect building to begin one. Income & Expense Sheet is Attached**

#### Building & Property Information

Residential:	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Sale</b>
Office:	<b>0</b>	<b>0</b>	Land: <b>\$107,700</b>	Lease Type:
Retail:	<b>12</b>	<b>5,789</b>	Bldg: <b>\$1,068,300</b>	Lease Price Includes:
Warehouse:	<b>1</b>	<b>5,789</b>	Total: <b>\$1,176,000</b>	Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Total:	<b>13</b>	<b>11,578</b>	# Stories: <b>2</b>	21E on File: <b>Yes</b>
			# Units:	

Drive in Doors:	Expandable:	Gross Annual Inc: <b>140724</b>
Loading Docks:	Dividable:	Gross Annual Exp: <b>54096</b>
Ceiling Height:	Elevator:	Net Operating Inc: <b>86628</b>
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: <b>8,712 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.2</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>25</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App Req: <b>No</b>	

#### Features

Construction: **Stone/Concrete**  
Location: **Downtown, Free Standing, Interstate, Highway Access, Public Transportation, Central Business District, Corner Lot**  
Parking Features: **Open, 21+ Spaces**  
Roof Material: **Membrane**  
Utilities: **Public Water, Public Sewer**

#### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1940**  
Year Established Source: **Public Record**

#### Tax Information

Pin #: **M:00102 B:05300 L:00041**  
Assessed: **\$1,176,000**  
Tax: **\$35,045** Tax Year: **2024**  
Book: **8182** Page: **176**  
Cert:  
Zoning Code: **Commercial**  
Zoning Desc: **Legal Conforming**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Berkshire Hathaway HomeServices Realty Professionals** (413) 596-6711  
Listing Agent: **Chester Ardolino** (413) 221-0310  
Team Member(s):  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency: **Call List Agent, Accompanied Showings**  
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings**  
Showing: Facilitator: **Call List Agent, Accompanied Showings**  
Special Showing Instructions: **Easy to show with little notice contact list agent Chet 413-221-0310**

#### Market Information

Listing Date: **9/5/2024**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$1,300,000**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **0** day(s)  
Office Market Time: Office has listed this property for **0** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

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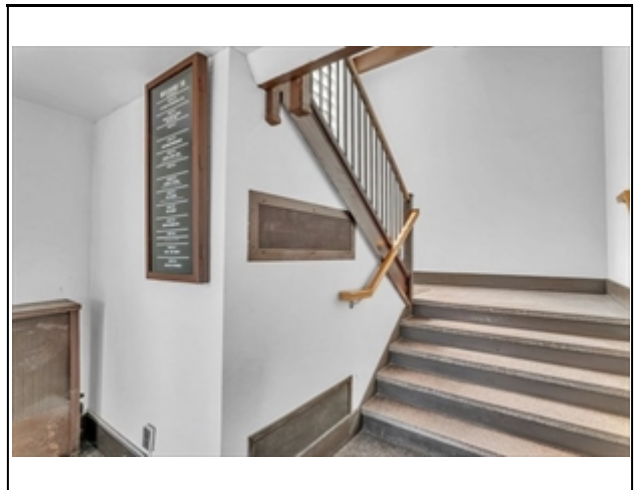
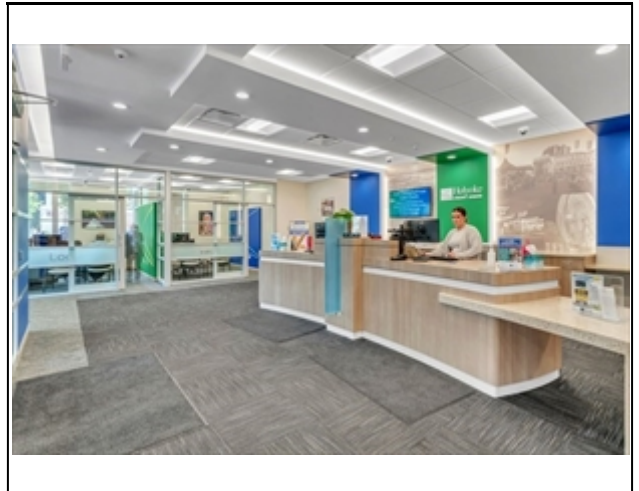


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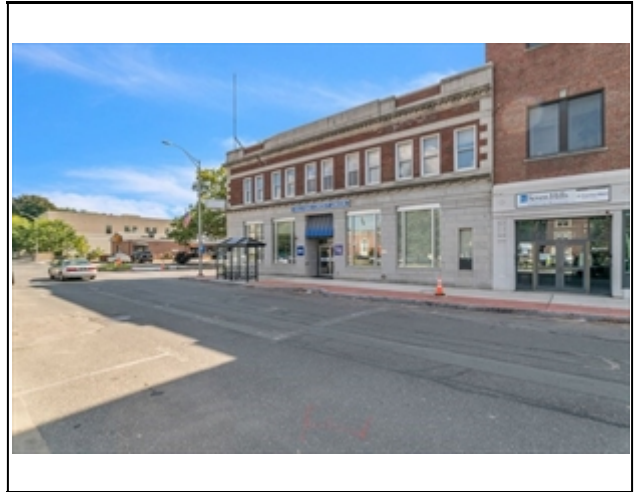
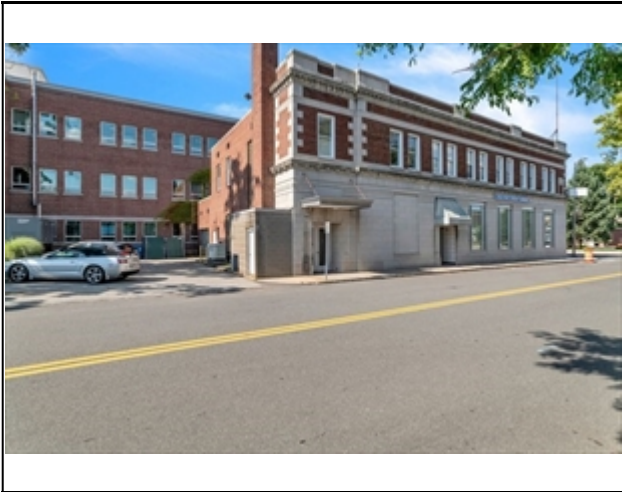






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