



Exclusively listed by:

William Low, Jr.
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413.237.9692
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OFFICE PROPERTY FOR SALE

MEADOWS PLACE

200 North Main Street East Longmeadow, MA 01028

L&P Commercial
200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

MEADOWS PLACE

200 North Main Street, South Building, East Longmeadow, MA 01028



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	20,042 SF
Available SF:	117 SF
Lot Size:	5.9 Acres
Number of Units:	7
Price / SF:	\$109.77
Cap Rate:	9.52%
NOI:	\$209,521
Year Built:	1970
Renovated:	2020
Zoning:	Business A
Market:	Greater Springfield East

PROPERTY OVERVIEW

For sale, 5 Condo units totaling 13,906 SF, fully leased with a net operating income of \$209,521. 200 North Main St is approximately 1/2 miles to Town Center and the same distance to Heritage shops to the North. Centrally located, it's an easy commute to downtown Springfield as well as other suburbs.

PROPERTY HIGHLIGHTS

- Great Cash Flow
- 100% Leased
- Professionally Managed
- Centrally Located



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MEADOWS PLACE

Meadows Executive Center



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MEADOWS PLACE

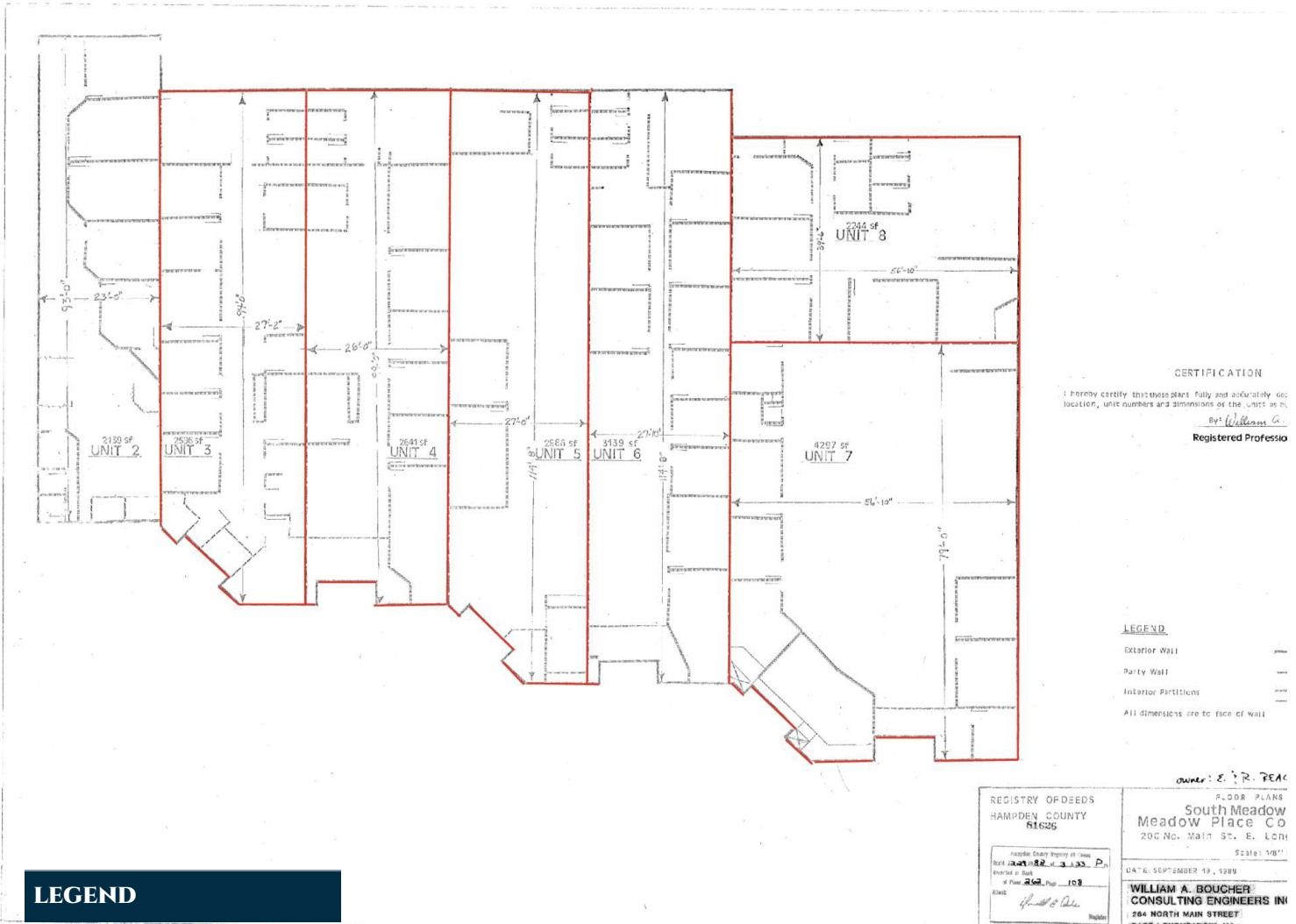
Suite 4



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AVAILABLE SPACES

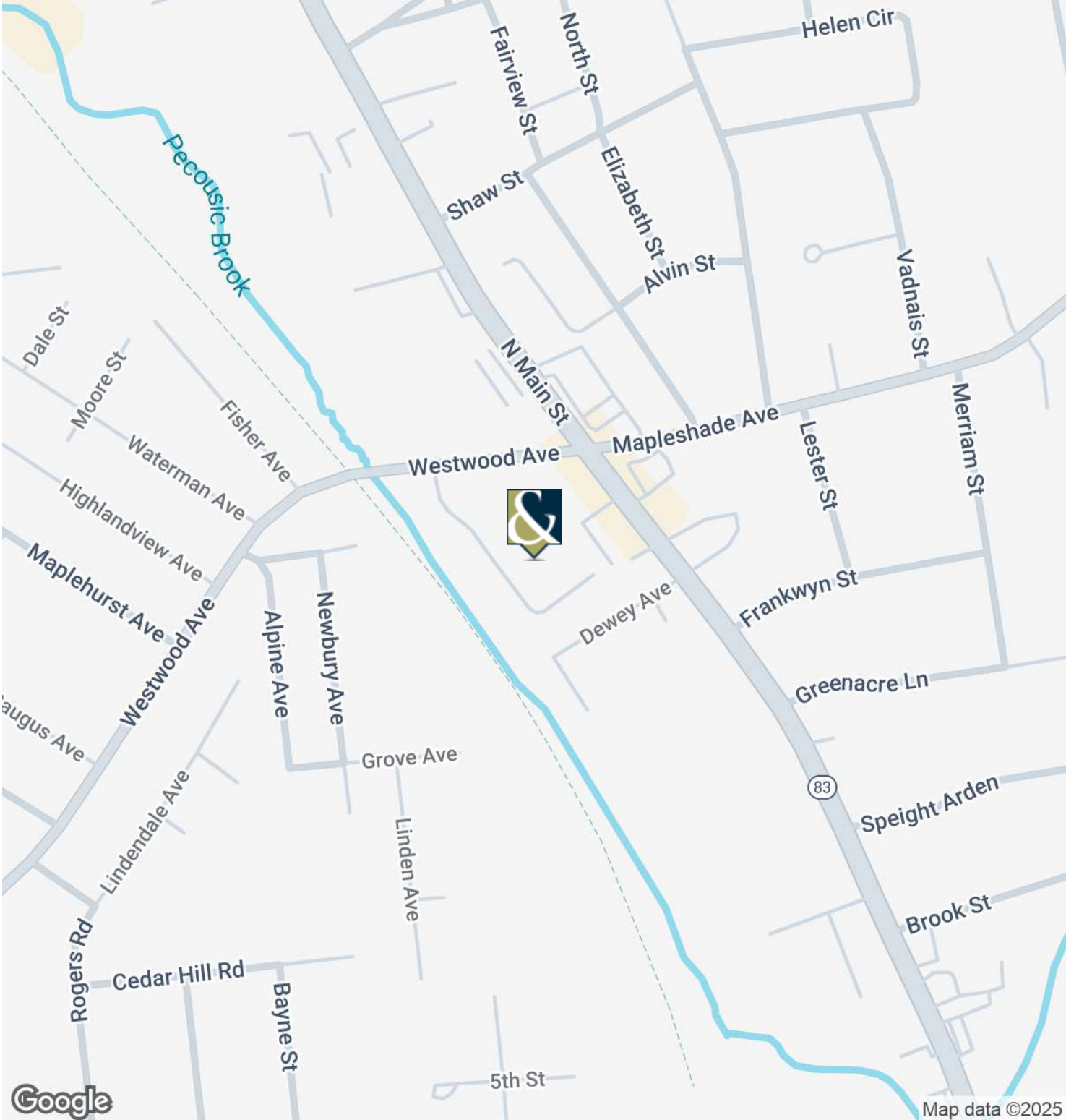
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	497	2,103	7,548
Average Age	42	42	44
Average Age (Male)	40	40	42
Average Age (Female)	44	44	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	197	829	2,987
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$110,856	\$111,261	\$110,452
Average House Value	\$331,695	\$339,761	\$361,126

Demographics data derived from AlphaMap



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