BKaye Realty Bryan Kaye Office 413-693-2460 Cell 413-636-6928



MLS # 73282127 - Active Commercial/Industrial - Commercial

34-36 Loring St Springfield, MA 01105-2433 Hampden County

Directions: Take Main St to Loring. Loring is one way.

List Price: \$400.000

This is an awesome and unique opportunity you won't want to miss. This property boasts a warehouse/studio with a loft that has potential for so many opportunities. Currently set up as an artist in residence studio, this property, which is set back off the road, offers a large open space with 12 ft ceilings, concrete floor, vault room, loft and a great lobby. The property is set back from the road and on either side of the driveway is a separate lot zoned for residential. There used to be multi-families on either side and they may be rebuilt. So to be clear, you are getting a warehouse and two lots with this sale Buyer to verify all uses. This is a fantastic opportunity to run a small business or studio in a residential one way street only blocks from the casino and potentially build two multi-families for extra income!!

Building & Property Information

Square Ft: # Units 0 Space Available For: For Sale Residential: 0 Land: \$33,900 Lease Type: Lease Price Includes: Office: o Bldg: **\$105,800** Retail: 0 Total: \$139,700 Warehouse 3,563 Lease: No Exchange: No # Buildings: 1 Manufacturing: 21E on File: No # Stories: 2

Total: # Units:

Disclosures: Property comes with two multi-family lots in front of the building. Everything to be sold as a package deal. Seller will not separate Buyer to verify all uses.

Drive in Doors:Expandable:Gross Annual Inc:Loading Docks:Dividable:Gross Annual Exp:Celling Height:Elevator:Net Operating Inc:# Restrooms:Sprinklers:Special Financing:Hndcp Accessibl:Railroad siding:Assc: Assoc Fee:

Restrooms: Sprinklers: Special Financing
Hndcp Accessibl: Railroad siding: Assc: Assoc F

Lot Size: 3,563 Sq. Ft. Frontage:
Acres: 0.08
Depth:

Features
Construction: Brick

Location: Downtown, Highway Access, Public Transportation, Interior Lot

Parking Features: Improved Driveway

Utilities: Public Water, Public Sewer, Natural Gas

Other Property Info

Disclosure Declaration: **No** Exclusions:

Year Established: 1923

Tax Information

Year Established Source: Public Record

Traffic Count:

Lien & Encumb:

Undrgrnd Tank:

Pin #: **S:07940 P:0012** Assessed: **\$139,700** Tax: **\$4,947** Tax Year: **2024**

Book: **0** Page: **0** Cert: Zoning Code: **R3**

Zoning Desc: Other (See Remarks)

Map: Block: Lot:

Compensation

Sub-Agency: **Not Offered** Buyer's Broker: **2%**

Facilitator: Not Offered

Compensation Based On: Net Sale Price

Office/Agent Information

Listing Office: **BKaye Realty (413) 693-2460**Listing Agent: **The BKaye Team (413) 693-2460**Team Member(s):**Bryan Kaye (413) 636-6928**

Sale Office: Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: No

Showing: Sub-Agency: Call List Agent, Appointment Required, Key in Office Showing: Buyer's Broker: Call List Agent, Appointment Required, Key in Office

Showing: Facilitator:

Special Showing Instructions: The vault room will only be shown with offer.

Firm Remarks

Buyer to verify all uses with the city. Three parcels come with this property.

Market Information

Listing Date: 8/27/2024

Days on Market: Property has been on the market for a total of ${\bf 6}\ \, {\rm day}({\rm s})$

Expiration Date:
Original Price: **\$400,000**Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **6** day(s)

Office Market Time: Office has listed this property for 6 day(s)

Cash Paid for Upgrades: Seller Concessions at Closing:



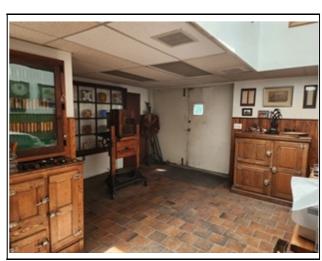




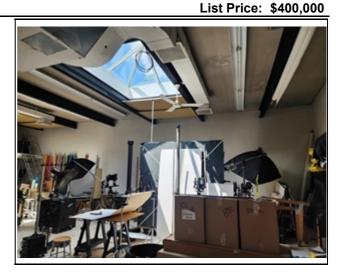








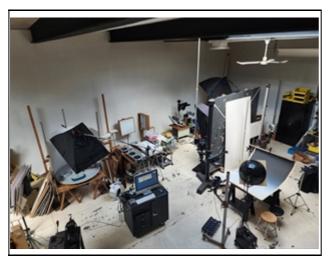




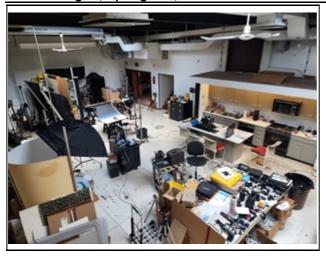
Commercial - Commercial

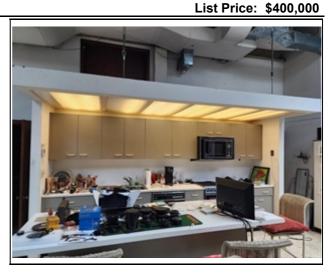












Commercial - Commercial



