



MLS # 73282127 - Active  
Commercial/Industrial - Commercial

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

List Price: **\$400,000**

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

**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

	# Units	Square Ft:	Assessed Value(s)	Space Available For: <b>For Sale</b>
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$33,900</b>	Lease Type:
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$105,800</b>	Lease Price Includes:
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$139,700</b>	Lease: <b>No</b> Exchange: <b>No</b>
Warehouse:	<b>1</b>	<b>3,563</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>2</b>	21E on File: <b>No</b>
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:  
Loading Docks:  
Ceiling Height:  
# Restrooms:  
Hndcp Accessibl:

Expandable:  
Dividable:  
Elevator:  
Sprinklers:  
Railroad siding:

Gross Annual Inc:  
Gross Annual Exp:  
Net Operating Inc:  
Special Financing:  
Assoc: Assoc Fee:

Lot Size: **3,563 Sq. Ft.**  
Acres: **0.08**  
Survey:  
Plat Plan:  
Lender Owned: **No**

Frontage:  
Depth:  
Subdivide:  
Parking Spaces: **6**  
Short Sale w/Lndr.App Req: **No**

Traffic Count:  
Lien & Encumb:  
Undrgrnd Tank:  
Easements:

#### 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**  
Year Established Source: **Public Record**

#### Tax Information

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 **6** day(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:







