



Exclusively listed by:

William Low, Jr.
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OFFICE PROPERTY FOR SALE

21-23 HAMPDEN STREET

21-23 Hampden Street Springfield, MA 01103

L&P Commercial

200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

21-23 HAMPDEN STREET

21-23 Hampden Street Springfield, MA 01103



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Sale Price: | \$450,000 |
| Building Size: | 6,772 SF |
| Available SF: | 4,826 |
| Price / SF: | \$66.45 |
| Year Built: | 1900 |
| Zoning: | Business C |
| Market: | Western Mass |
| Submarket: | Greater Springfield |
| Assessed Value | \$274,400 |
| Taxes | \$9,988.16 |

PROPERTY OVERVIEW

L&P Commercial is pleased to offer 21-23 Hampden Street for sale. With 4,826 square feet on three levels, the building has a cozy bar on the first floor and an event space on the second. The third floor has a stage and was used as an entertainment venue years ago. The basement has a full kitchen, as well as storage. I-91 is only a few blocks away as is the Union Station intermodal facility.

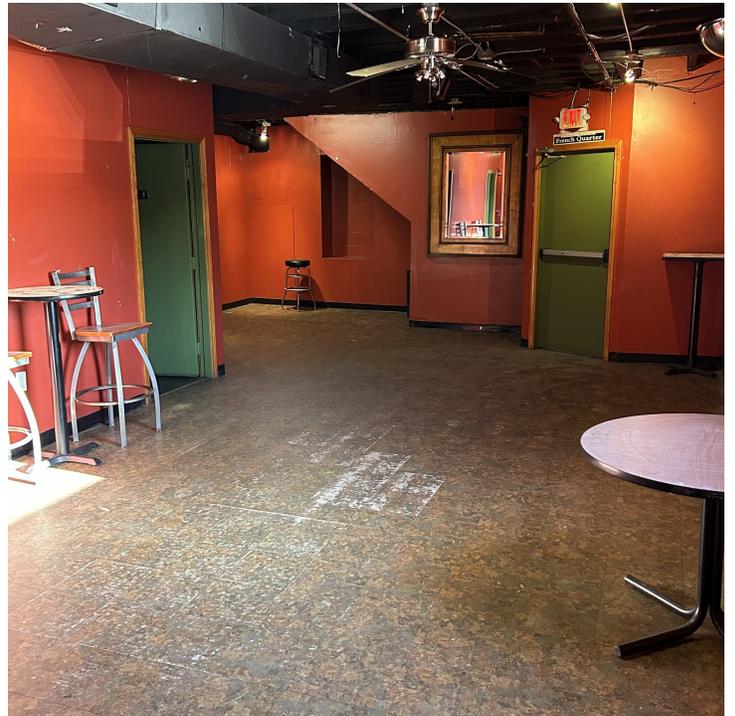
PROPERTY HIGHLIGHTS

- Bar is leased, short term
- Two story event space
- Basement with kitchen
- Steps to train and bus station



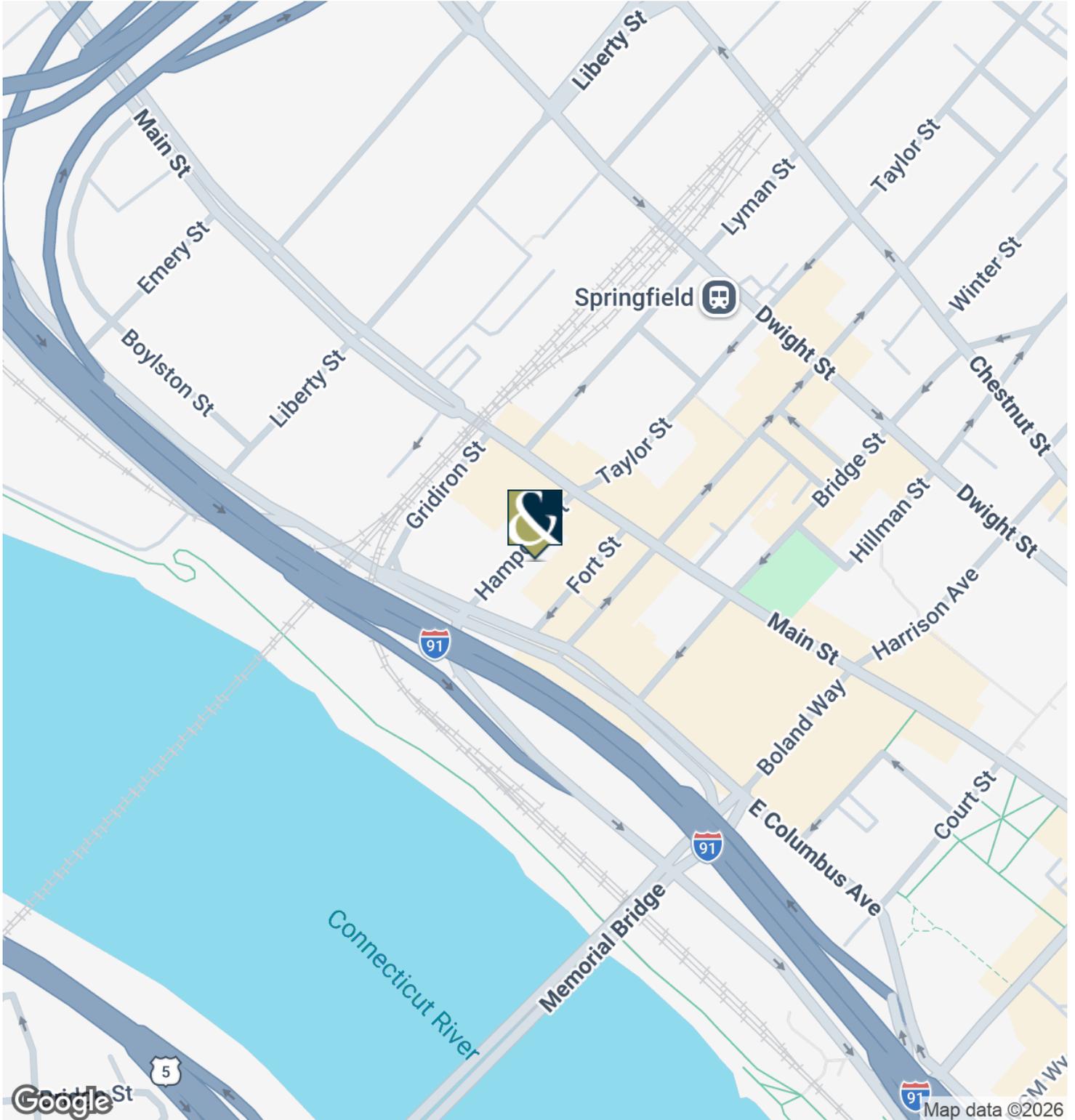
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FIRST FLOOR BAR



21-23 HAMPDEN STREET

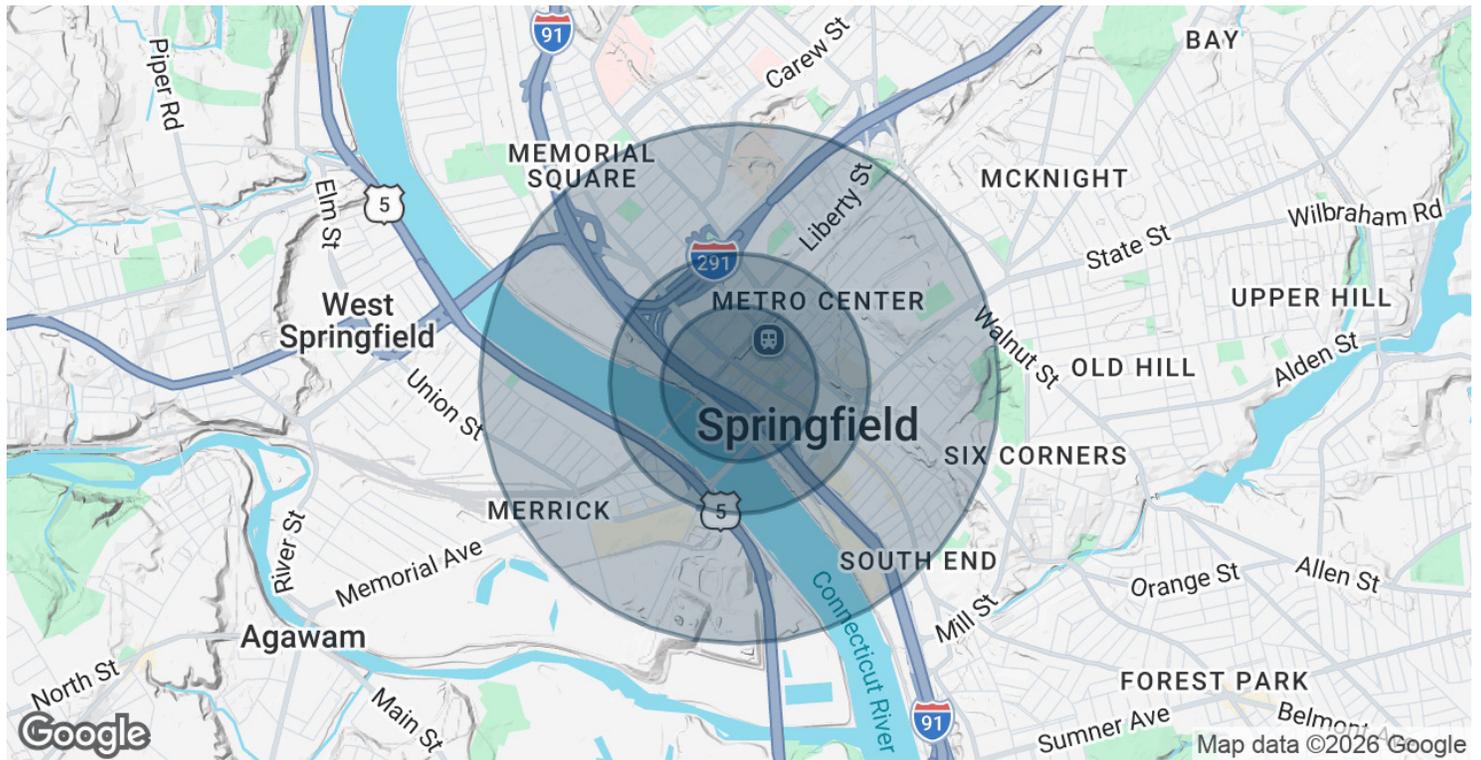
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 770 | 2,564 | 18,895 |
| Average Age | 41 | 41 | 37 |
| Average Age (Male) | 40 | 40 | 37 |
| Average Age (Female) | 43 | 41 | 38 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 471 | 1,471 | 8,514 |
| # of Persons per HH | 1.6 | 1.7 | 2.2 |
| Average HH Income | \$43,116 | \$44,033 | \$42,866 |
| Average House Value | \$145,404 | \$229,092 | \$278,610 |

Demographics data derived from AlphaMap



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