



475 College Hwy

475 College Hwy, Southwick, MA 01077



Laura Ronghi ~ Broker/Owner

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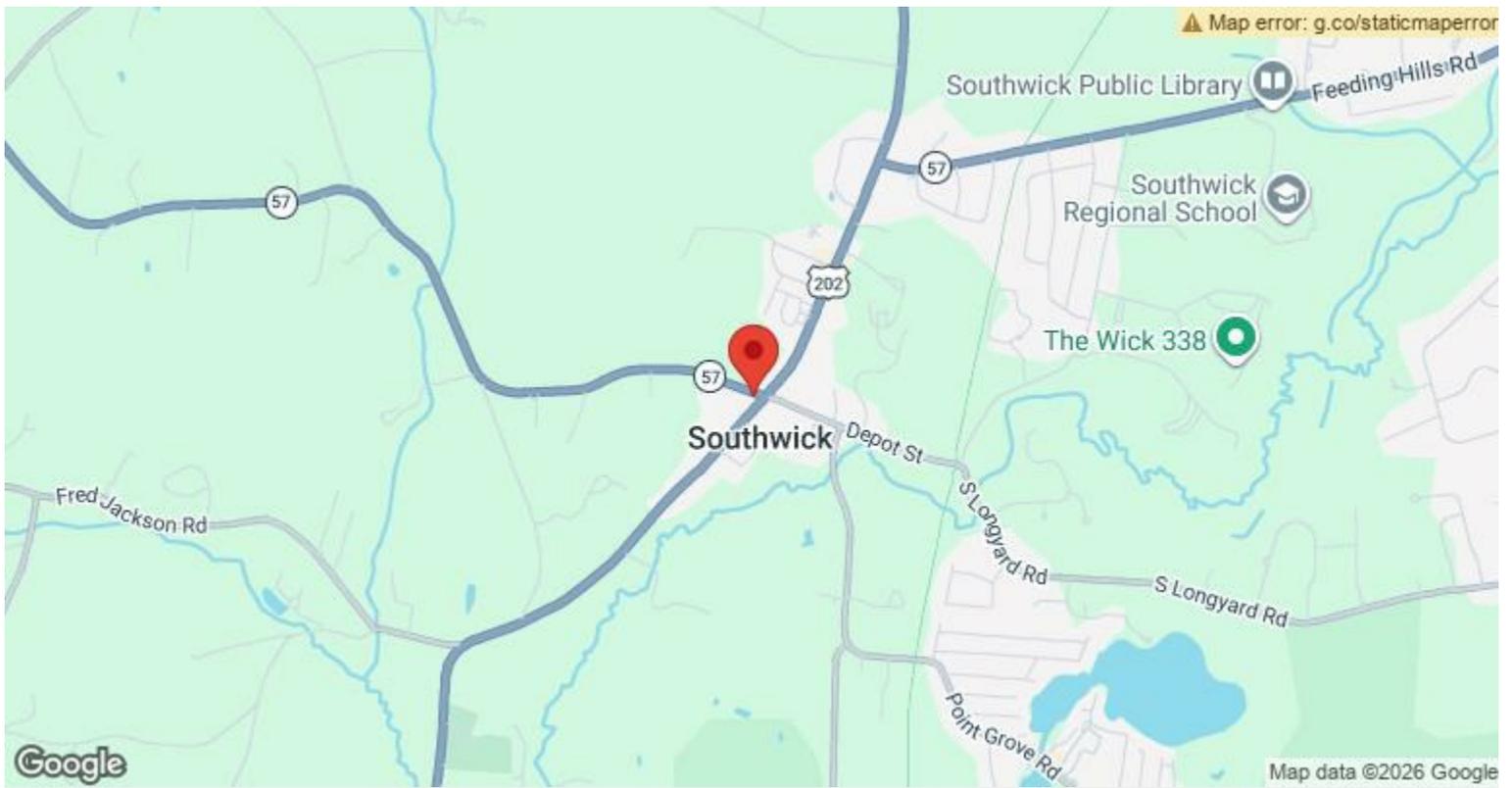
\$409,000

Strategic Owner-User or Investment Opportunity — High-Visibility Commercial Asset. This versatile property features significant capital improvements and modern infrastructure, tailored for professional office, medical, or boutique retail use. The building has undergone a comprehensive renovation, including a new 200-amp electrical service, fully updated plumbing, and a new HVAC system. Structural and exterior enhancements include a newer roof with copper accents, selective siding replacement, and restored decks/entryways. The interior offers a functional,...

- Comprehensive CapEx: Brand-new 200-amp electrical, plumbing, and HVAC.
- Structural Upgrades: Newer roof, copper porch, rebuilt decks, stairs, and entryway.
- Turnkey Interior: Asbestos remediated, new insulation, drywall, fir floors, kitchenette.
- Site Details: 0.39-acre lot, 10 parking spaces, high-traffic frontage.
- Value Preservation: Restored historic stained-glass windows.



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|-------------------------|---------------------------|
| Price: | \$409,000 |
| Property Type: | Office |
| Sale Type: | Investment or Owner User |
| Gross Building Area: | 1,229 SF |
| Rentable Building Area: | 1,229 SF |
| No. Stories: | 1 |
| Year Built: | 1900 |
| Zoning Description: | BR |
| APN / Parcel ID: | SWIC-000089-000000-000002 |
| Walk Score ®: | 41 (Car-Dependent) |



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Property Photos



Interior Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



IMG_4135



Building Photo

Property Photos



Building Photo



Building Photo

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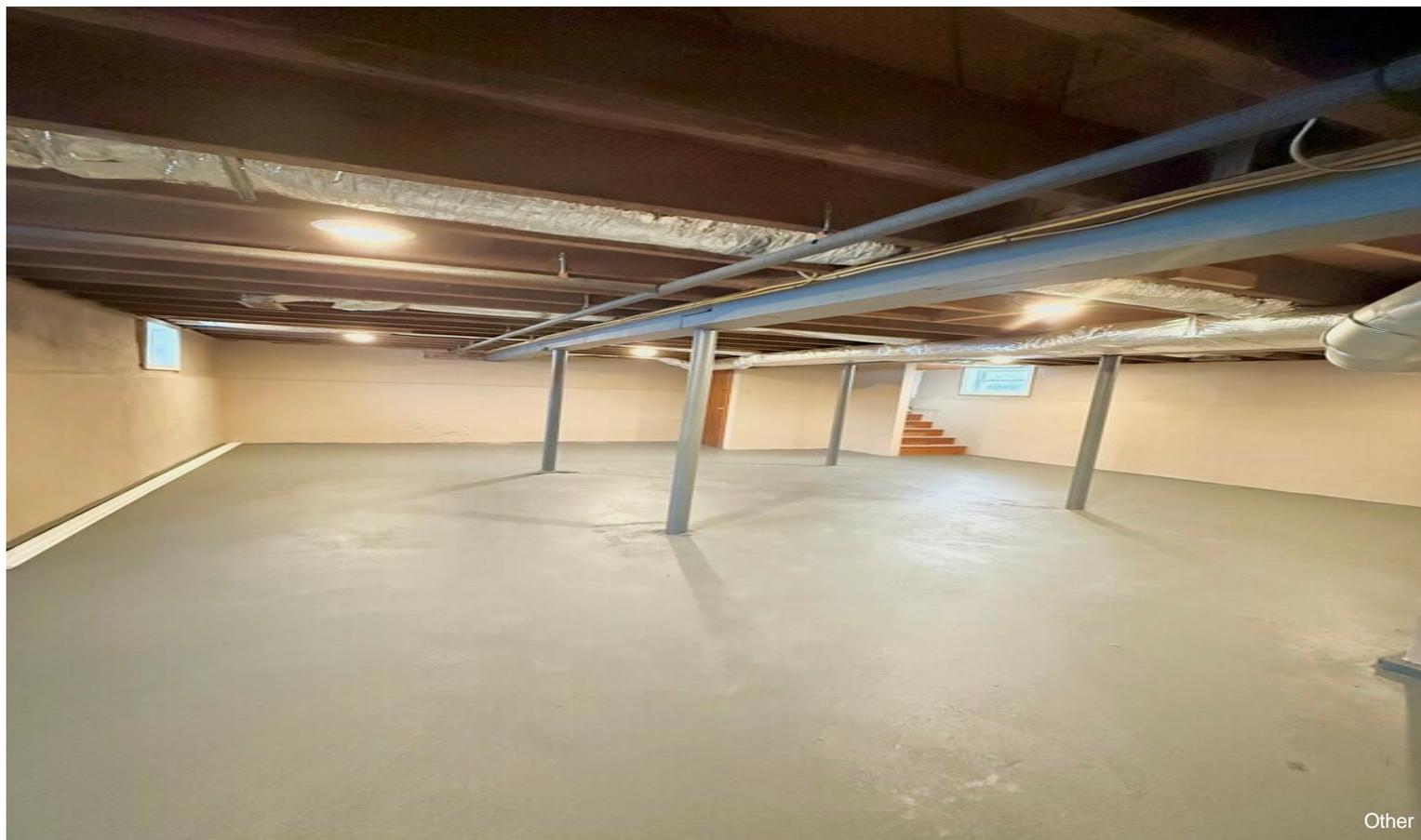


Building Photo



Map

Property Photos



Other

