

# REGION

## **65 UNIVERSITY DRIVE**

AMHERST, MA

Region Commercial is pleased to offer on an exclusive basis, 65 University Dr, Amherst, MA, available for lease. The property, is situated on roughly 1.75 acres and is approximately 2,984 square feet.

Located along the well-traveled University Drive corridor, the property offers excellent visibility and access within one of Amherst's primary commercial areas. Positioned less than half a mile from the UMass Amherst campus and just minutes from Amherst Center, the site benefits from consistent vehicle and pedestrian traffic. The surrounding area features a mix of national retailers, restaurants, offices, and student housing. With ample on-site parking and strong regional connectivity via Route 9 and Route 116, the property is wellpositioned within a vibrant commercial corridor.

# PRICE \$12/SF NNN

ZONING	LIMITED BUSINESS
SIZE	2,984 SF
YEAR BUILT	1967
HEAT AND A/C	FORCED AIR & CENTRAL AC
ELECTRIC	EVERSOURCE ENERGY
WATER	MUNICIPAL
SEWER	MUNICIPAL

### **CONTACT**

#### MITCH BOLOTIN

P: 413-415-1200 C: 413-537-2020 E: MITCH@REGIONCO.COM LIC (MA): 134459 REGION CO LLC

#### **BEN BOLOTIN**

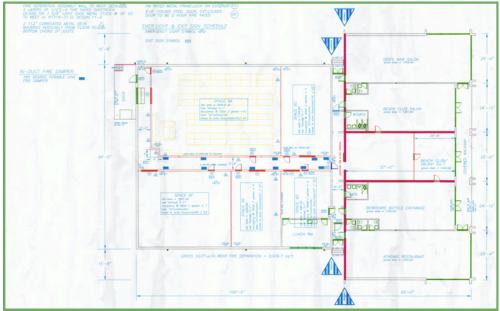
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