



Exclusively listed by:

William Low, Jr.
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OFFICE PROPERTY FOR SALE

43 WEST SCHOOL ST

43 W School St West Springfield, MA 01089

L&P Commercial
200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

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OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	5,416 SF
Available SF:	2,010
Lot Size:	0.45 Acres
Number of Units:	2
Price / SF:	\$69.24
Year Built:	1930
Zoning:	BB
Assessment:	\$312,400
Tax:	\$9,459.47
Market:	Western Ma.
Submarket:	Greater Springfield

PROPERTY OVERVIEW

Building has newer HVAC system, first floor subdivided to create a 2,000 SF vacancy with offices or apartment on second floor. McNeill HVAC has 3,000 SF on the left side of the building with a new heating system. 13,000 SF parking/yard area.

PROPERTY HIGHLIGHTS

- - 5,416 SF building
- - 2 units
- - Built in 1930
- - Zoned BB
- - Western MA location
- - 60% occupancy



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Tenant's Waiting Area



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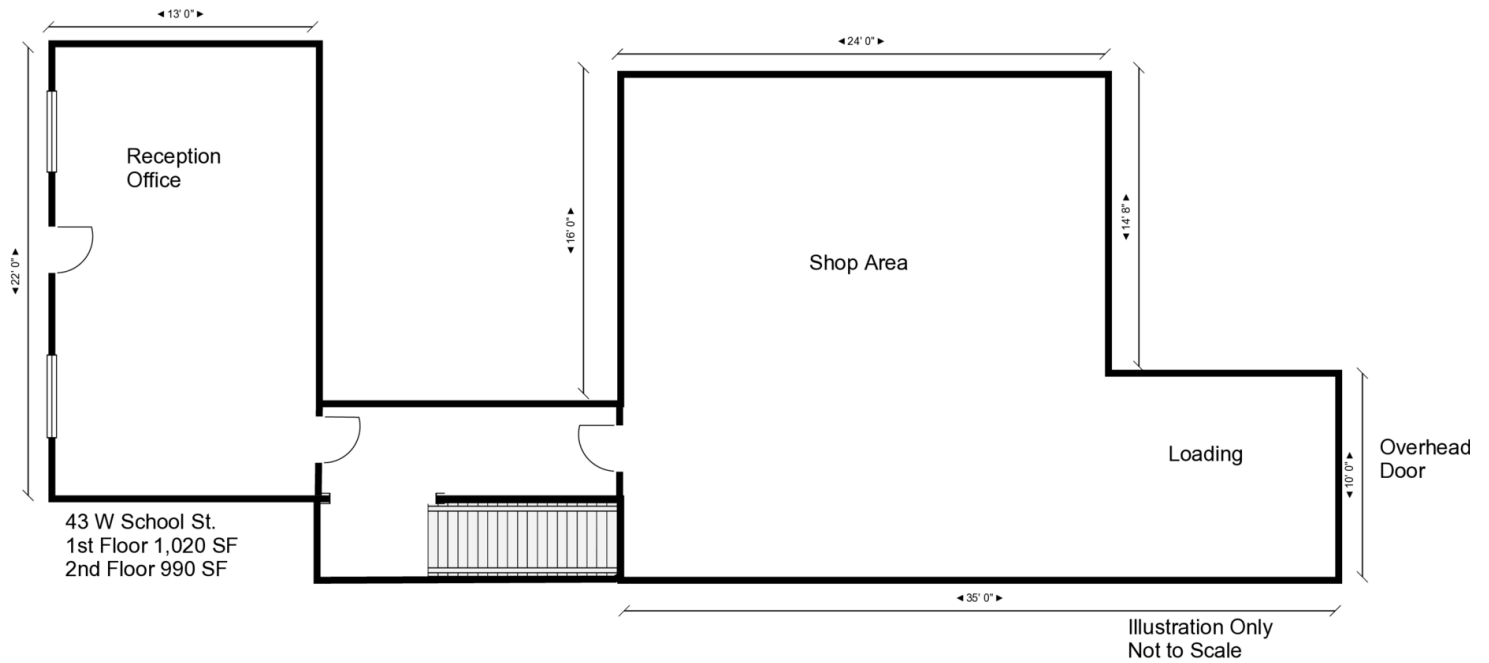
Tenant Warehouse & Vacant Shop Area



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Floor Plan of Vacant Right Side



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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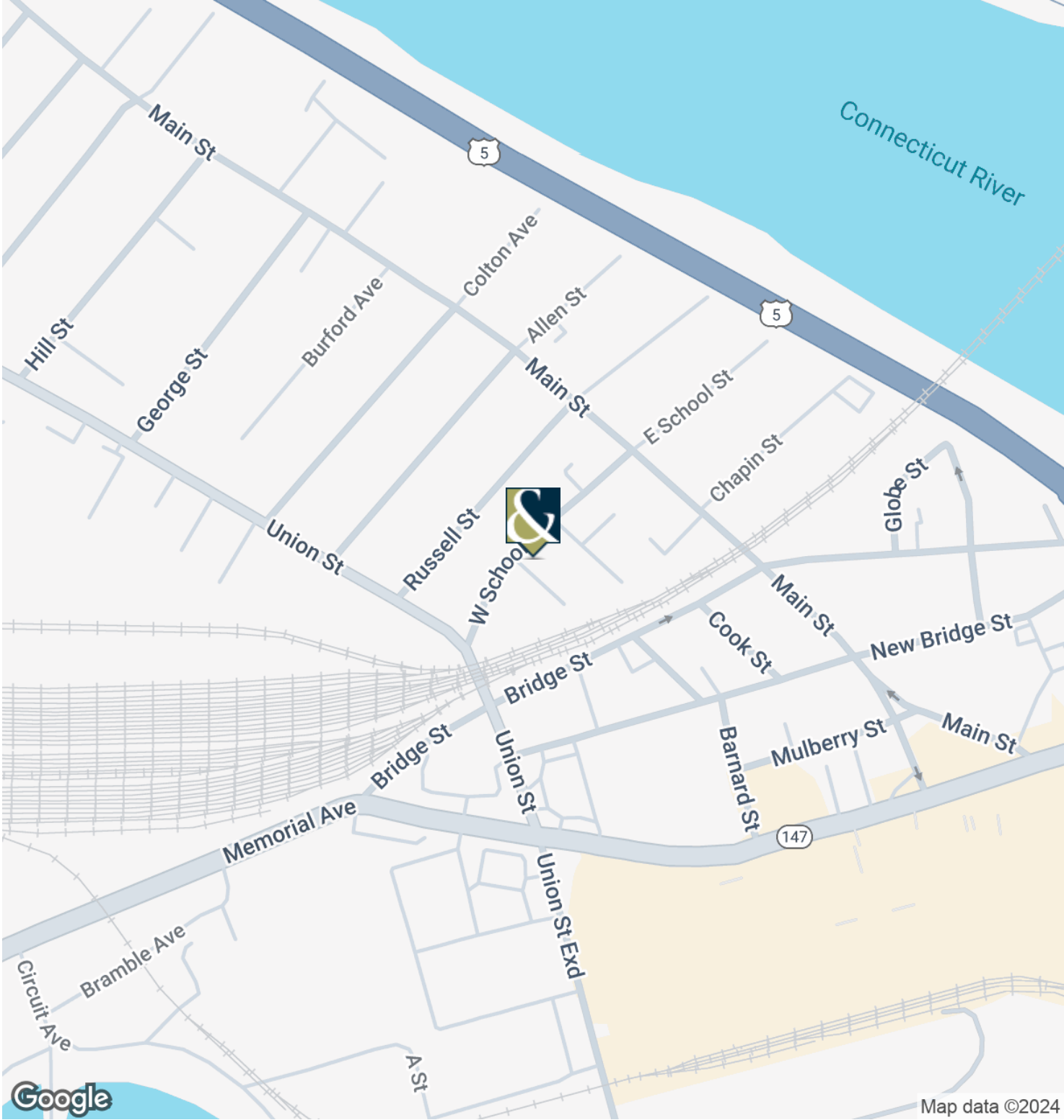
Plot Plan



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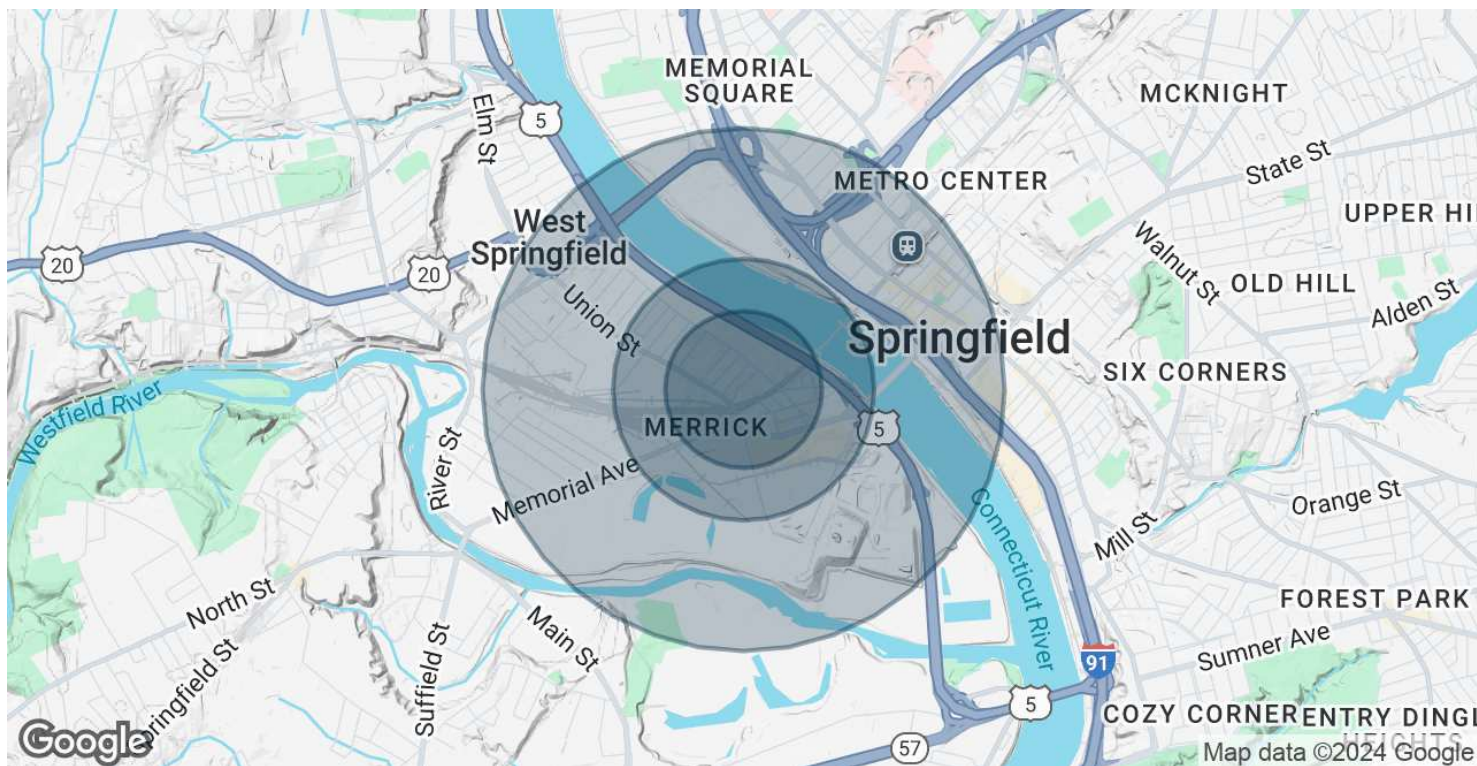
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,671	2,662	7,394
Average Age	34	34	37
Average Age (Male)	34	34	36
Average Age (Female)	34	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	560	908	3,151
# of Persons per HH	3	2.9	2.3
Average HH Income	\$52,470	\$54,104	\$52,248
Average House Value	\$249,073	\$244,323	\$220,332

Demographics data derived from AlphaMap



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