



REGION

Commercial Real Estate

SALE PACKAGE

**1930 WILBRAHAM ROAD
SPRINGFIELD, MA 01129**

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PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 1930 Wilbraham Road, Springfield, MA, available for sale. The property is situated on roughly 0.50 acres and is approximately 2,304 square feet. The building is fully leased to a long-term tenant with a 10-year lease term on a triple net (NNN) basis.

Located along Wilbraham Road in the Sixteen Acres neighborhood, the site offers excellent visibility and convenient access to major city routes. The property is approximately 1.1 miles from Western New England University and is surrounded by a mix of residential housing, schools, and neighborhood-serving businesses.

The location benefits from steady local traffic and is positioned along a key corridor connecting to Boston Road and Parker Street. On-site parking, a freestanding layout, and proximity to area amenities contribute to the property's functionality and accessibility.

New Valley Bank & Trust:

10 YEAR LEASE TERM

6% Cap

BUILDING & SITE DETAILS

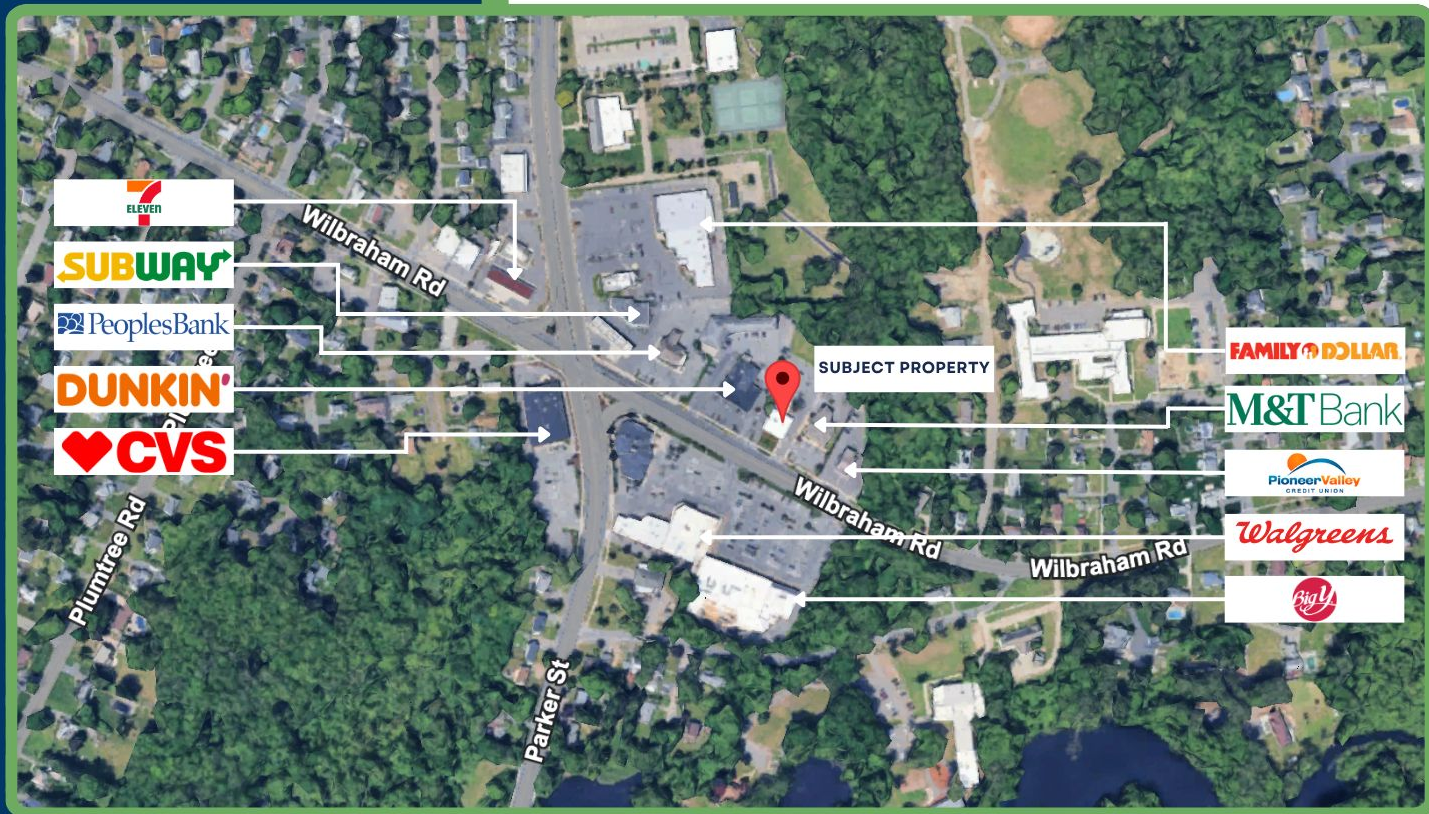
Square Footage	2,304 SF
Taxes	\$31,451.46
Stories	1
Foundation	Concrete
Construction	Brick Veneer
Roof	Rubber
Year Built	1976
Land Area	0.50 acres
On-site Parking	13 spaces
Frontage	73'

Ceilings	10'+
Sprinkler	No
Basement	None
Bathrooms	2
Water & Sewer	Municipal
Gas	Eversource Energy
Electric Provider	Eversource Energy
Electric Power	200 amp
Heat/AC	RTU
RTU Age	7 years old
Zoning	Business B-1



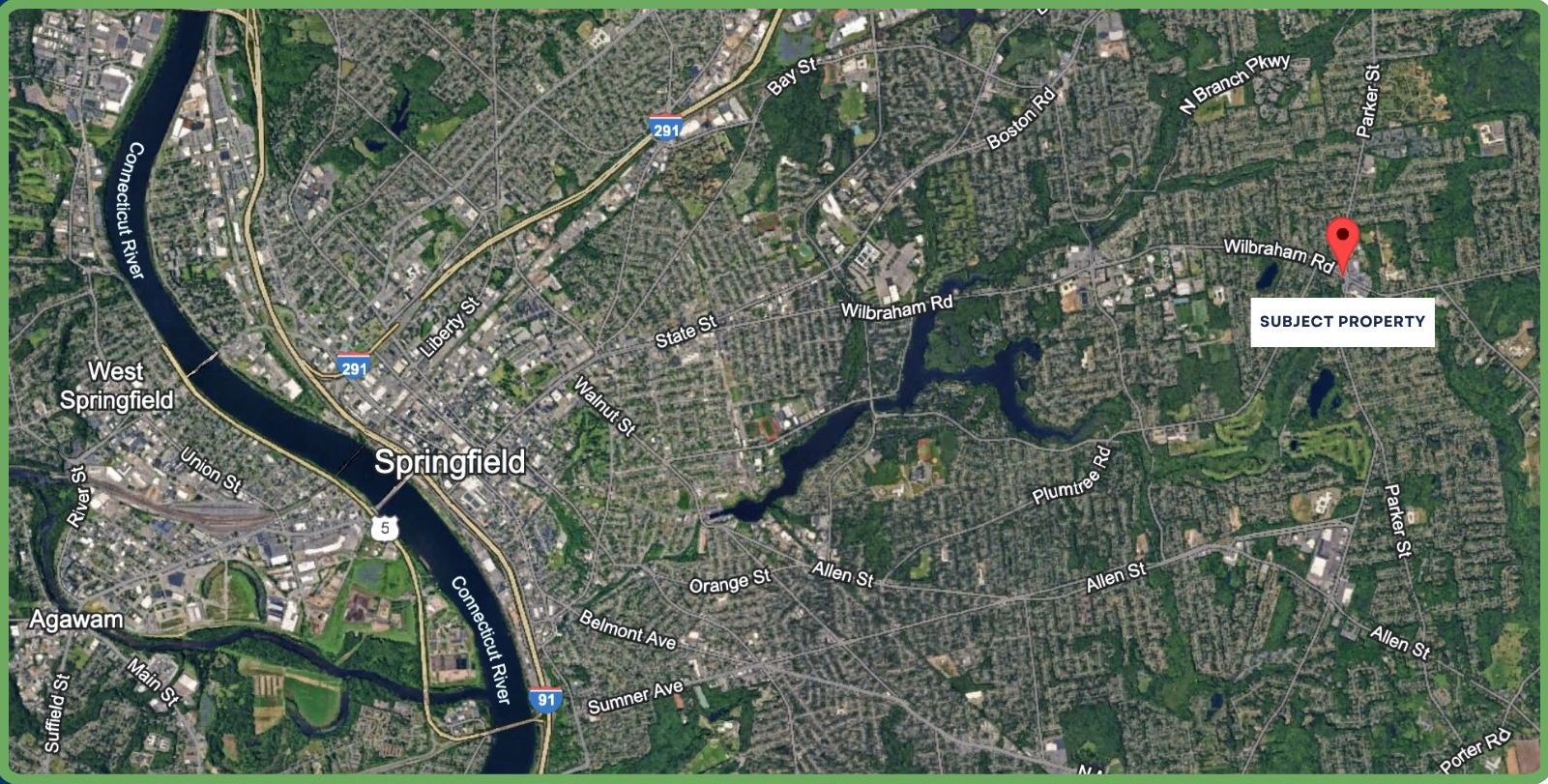
SITE MAP

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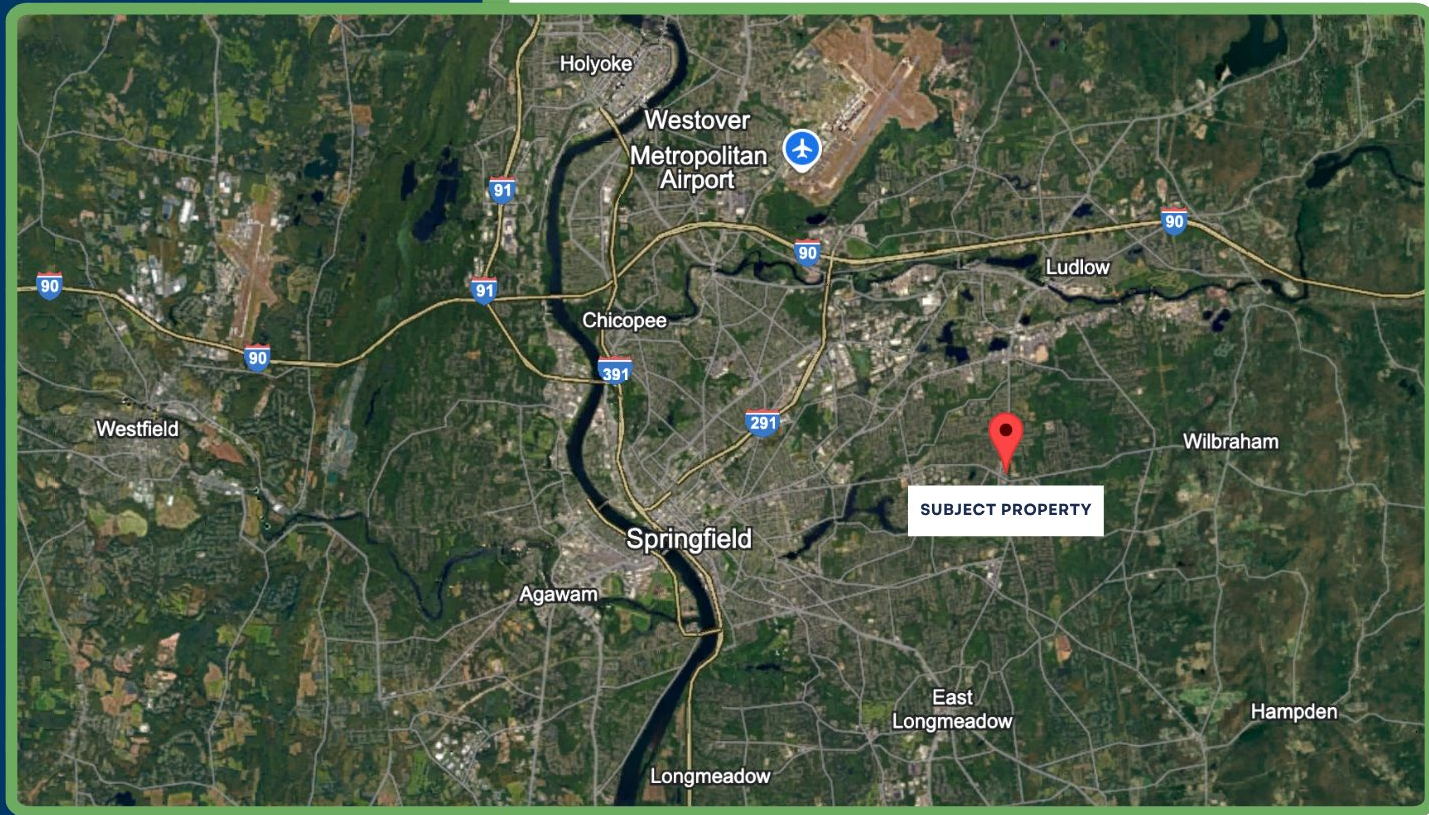
AREA MAP

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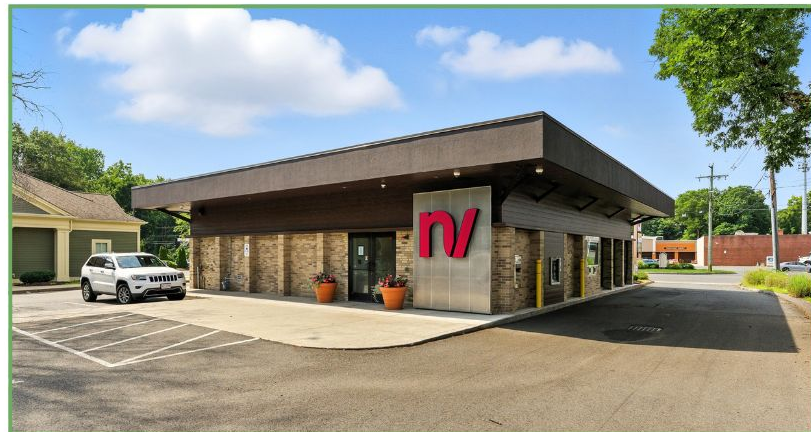
CITY MAP

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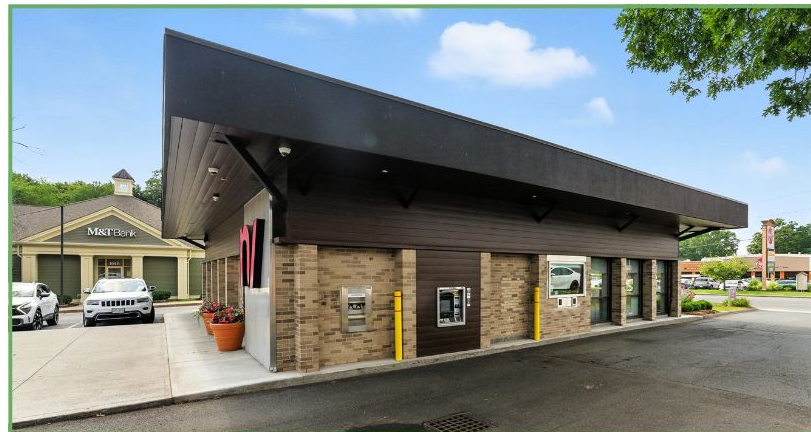


REGIONAL MAP

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REGION CO LLC

Exceed Your Expectations
We'll Meet Them!