



Multi Tenanted Chicopee Investment Property

590-628 CENTER STREET

Chicopee, MA 01013

Presented By:

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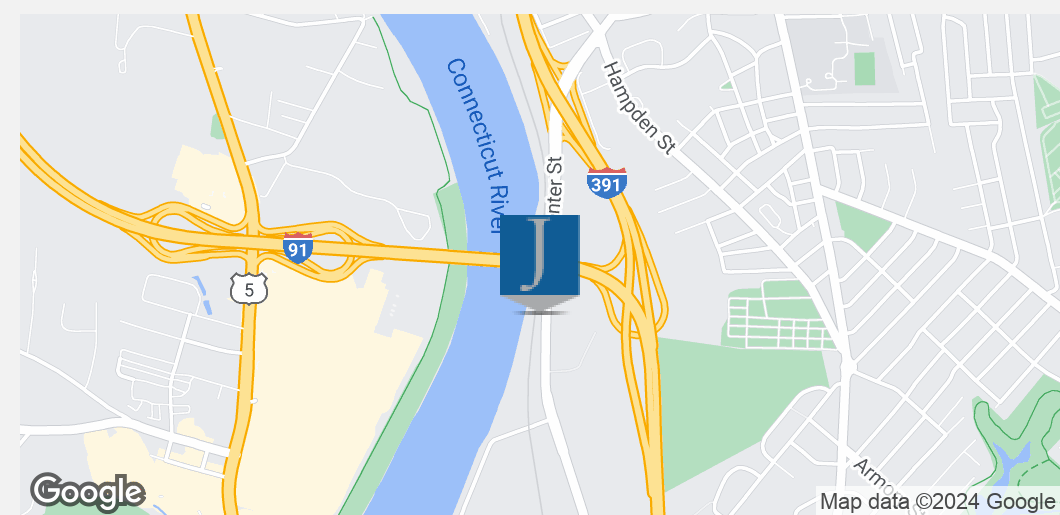
73 Chestnut Street Springfield, MA 01103

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MULTI TENANTED CHICOPEE INVESTMENT PROPERTY

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,250,000
Building Size:	55,086 SF
Lot Size:	1.16 Acres
Cap Rate:	8.04%
NOI:	\$180,931
Zoning:	Industrial

PROPERTY OVERVIEW

Invest in a strategic Chicopee property, 1.16 acres, with a 55,086 square foot building (37,000 square feet rentable). Diverse tenants include HCRC, GroHydro, Kin's Auto Glass, and Springfield Crankshaft. Long-term leases provide stable income. Bonus 0.5524-acre parking lot owned by sellers offers free off-street parking. Lamar leases the billboard, enhancing exposure. Ideal for investors seeking a diverse tenant mix and stable returns.

PROPERTY HIGHLIGHTS

MULTI TENANTED PROPERTY
BILLBOARD VISIBLE FROM INTERSTATE 91 SOUTHBOUND IN CHICOPEE
LEASE TERM LEFT FOR MOST TENANTS
ADDITIONAL PARKING LOT ACROSS THE STREET
6 PARCELS TOTALLING 1.16 ACRES OF LAND

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Lease Summaries



HEALTHCARE RESOUCE CENTER CLINIC- 628 CENTER STREET

- Health Care Resource Center (HCRC) Chicopee is an outpatient opioid addiction treatment program
- HCRC's original lease was signed on May 17, 2007 and they have recently renewed their lease with the current termination at August 31, 2032
- HCRC's current annual rental rate is \$144,442 on a modified net basis
- HCRC occupies 12,500 square feet of clinical and office space at the property
- HCRC clients utilize the Owner's parking lot on the east side of Center Street.



SPRINGFIELD CRANKSHAFT & ENGINE MACHINING- 602 CENTER STREET

- Springfield Crankshaft & Engine Machining is a machine shop offering block boring, crankshaft grinding, align boring, complete valve work and complete engine rebuilds
- Springfield Crankshaft's original lease was signed on July 1, 2004 and their current renewal terminates on July 31, 2028
- Springfield Crankshaft's current annual rental rate is \$24,000 on a modified net basis
- Springfield Crankshaft occupies approximately 9,500 square feet

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Lease Summaries



GROHYDRO SUPPLY CORP.- 590 CENTER STREET

- GroHydro Supply Corp. is a hydroponics equipment and supplier
- GroHydro's original lease commenced on October 1, 2021 and terminates on September 30, 2028.
- GroHydro's current annual rental rate is \$60,000 on a modified net basis.
- GroHydro occupies 16,040 square feet of warehouse space with an accessory retail shop.
- GroHydro has rights to the parking lot at the North side of the building.



KIN'S AUTO GLASS AND REPAIR- 628 CENTER STREET

- Kin's Auto Glass is an auto glass repair and tire service center
- Kin's Auto Glass' original lease commenced on April 1, 2017 and terminates on March 31, 2025 with an option for a three (3) year extension.
- Kin's Auto Glass current annual rental rate is \$24,135 on a modified net basis and occupies a total of 13,000 square feet with ground floor shop area and some third floor office space.
- In the Owner's opinion, the lease option to extend will probably be exercised.

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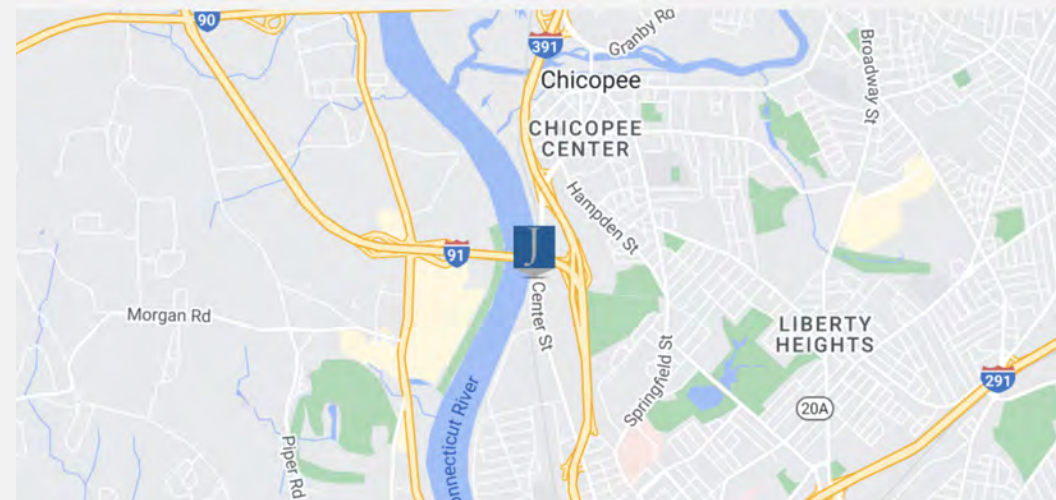
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Lease Summary and Property Maps



BILLBOARD

- The Lamar Companies leases the 14'x48' billboard, the Seller's own the structure.
- Original lease was executed in October of 2005 and is currently in a lease extension through 2033.
- Lamar Companies annual rental rate is currently \$14,000.
- Billboard is visible from Interstate 91 Southbound.
- Almost 35,000 daily car trips on I91 Southbound at the billboard.



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Additional Photos



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