



Medical Office Condominium

265 Benton Dr #103

East Longmeadow, Massachusetts 01028

Property Highlights

- 2,151 SF medical condominium suite
- Three (3) examination rooms
- Two (2) private offices

Property Overview

A medical office condominium totaling 2,151 square feet. The suite includes waiting & reception area, three (3) examination rooms with sinks, two (2) private offices, procedure room, nurses' station, employee breakroom and two (2) lavatories, one (1) with a shower.

Offering Summary

Sale Price:	\$430,000
Available SF:	2,151
Assessed Value:	\$451,100 (FY 2024)

Demographics 1 Mile 2 Miles 3 Miles

Total Households	1,072	5,986	15,656
Total Population	3,050	17,721	43,659
Average HH Income	\$133,386	\$132,121	\$115,113

For More Information

Dave Moore

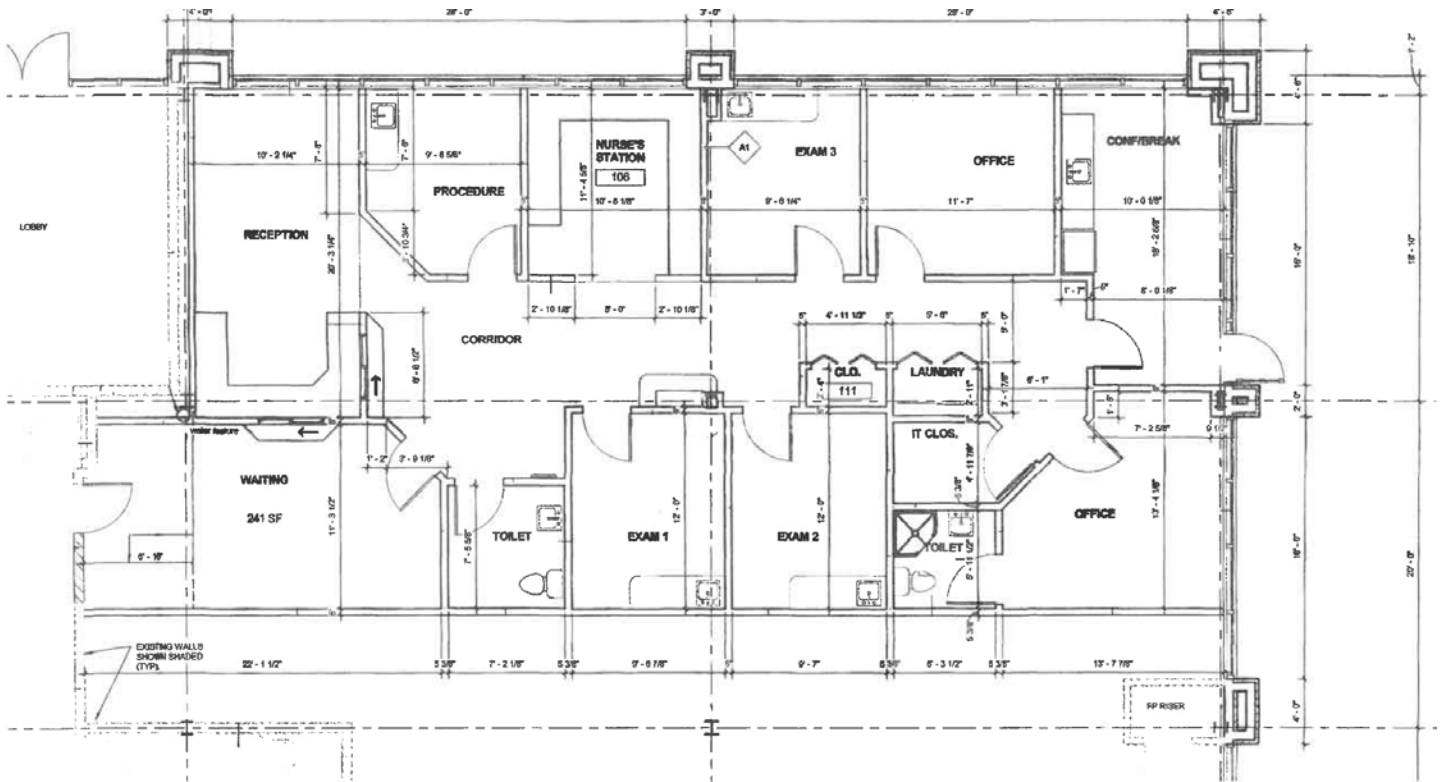
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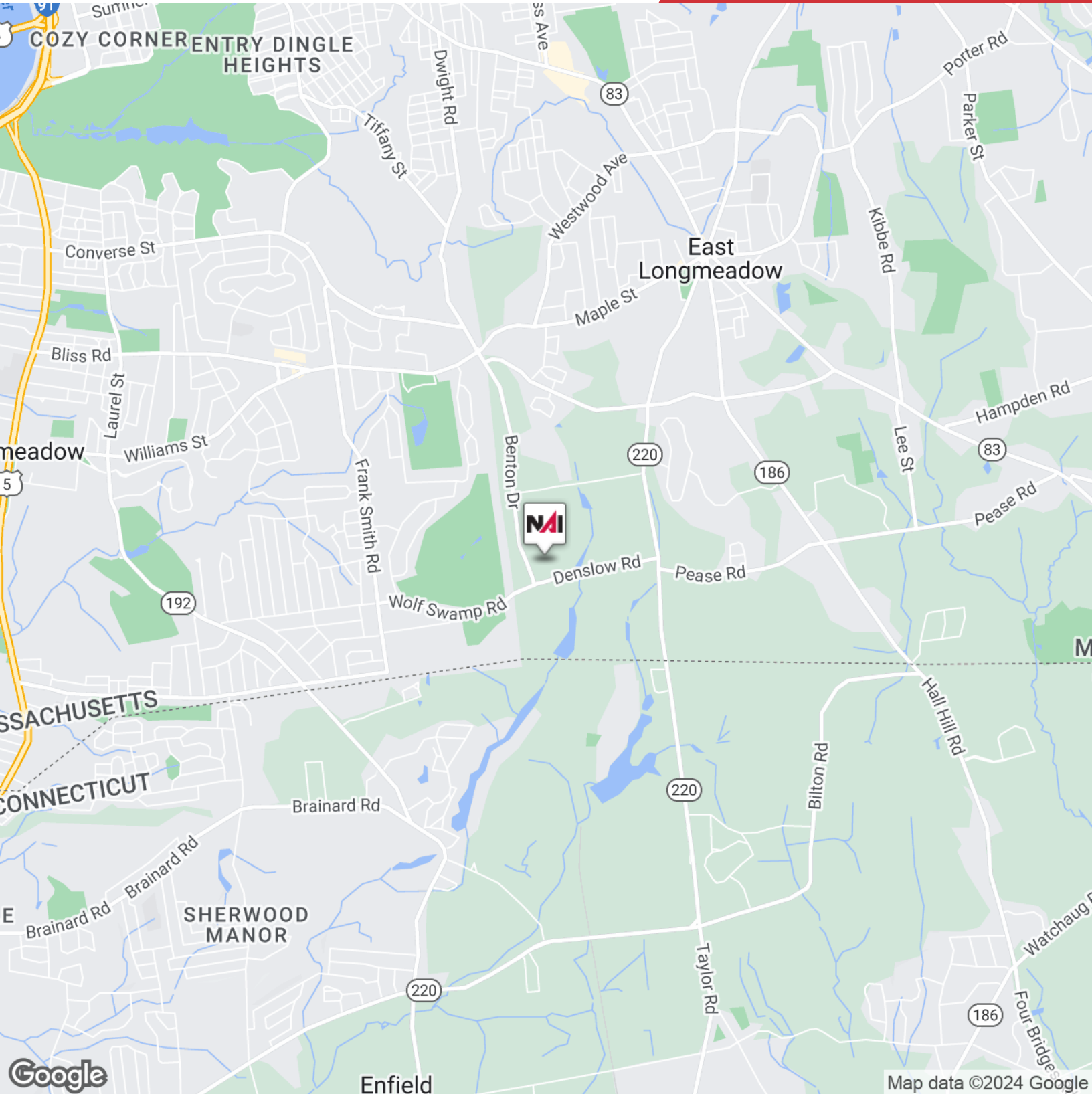


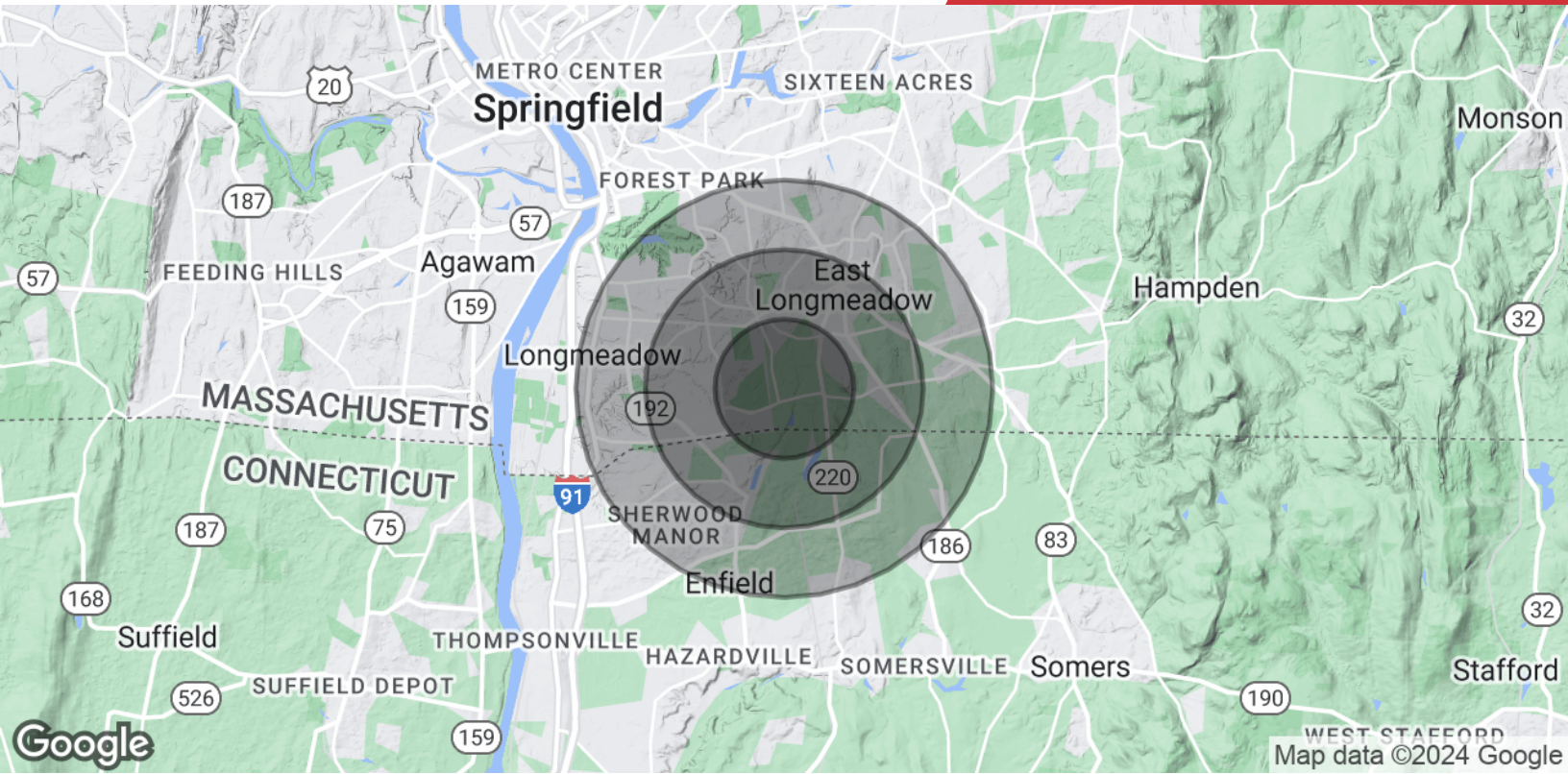




EXPENSES (FY 2023-2024)

EXPENSE	ANNUAL	PER SF
Real Estate Taxes (FY 2024)	\$8,363.89	\$3.89/SF
Water and Sewer (FY 2023)	\$70.84	\$0.03/SF
Condo Fee/Triple Net (FY 2023)	\$6432.13	\$3.00/SF
Gas Bill/Eversource (FY 2023)	\$604.24	\$0.28/SF
Electric Bill/National Grid (FY 2023)	\$6,241.19	\$2.90/SF
Security Alarm/Northeast Security Solutions (FY 2023)	\$233.40	\$0.11/SF
Business Insurance/The Hartford – Bundled Policy (FY 2023)	\$1,612	\$0.75/SF





	1 Mile	2 Miles	3 Miles
Population			
Total Population	3,050	17,721	43,659
Average Age	49.2	44.3	42.6
Average Age (Male)	47.2	42.4	40.4
Average Age (Female)	52.6	47.3	43.6
Households & Income			
Total Households	1,072	5,986	15,656
# of Persons per HH	2.8	3.0	2.8
Average HH Income	\$133,386	\$132,121	\$115,113
Average House Value	\$383,176	\$330,269	\$284,571

* Demographic data derived from 2020 ACS - US Census