

**Chester J. Ardolino**  
**Berkshire Hathaway HomeServices Realty Professionals**  
**413-221-0310**



**MLS # 73289236 - New**  
**Commercial/Industrial - Commercial**

**1010 Thorndike St**  
**Palmer, MA 01069-1505**  
**Hampden County**

List Price: **\$1,000,000**

Directions: **@ the corner of RT 20 & seconds away from MA PIKE I90**  
**Entrance- Exit, close to future East/West Rail**

**Commercial Building For Sale or Lease. Meticulously Remodeled & Maintained w/ Easy Access to the MA PIKE I 90 & RT 20. Convenient easy commute to and from Worcester, Boston & Springfield, MA. Located in the thriving downtown of Palmer, MA ... an up-and-coming, vibrant town seeing an emergence of new residents from the Boston & Worcester area. This building will suit many needs - Medical - Law Offices - Showroom - Professional Offices - & More. Plenty of off street Parking, a receiving dock and exterior basement access. The exterior of the building has great curb appeal and features the American Legion Post 130 Walk of Honor which pays tribute to the areas soldiers. The property is fully outfitted with a security system, cameras, and key fob entry. Upon entry you will be WOWED by the extreme care taken to maintain this building. The space features high ceilings, and abundance of windows providing lots of natural light creating an energetic workspace. Make your appointment today!**

**Building & Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$132,900</b>	Space Available For: <b>For Sale</b>
Office:	<b>1</b>	<b>4,000</b>	Bldg: <b>\$335,400</b>	Lease Type:
Retail:	<b>1</b>	<b>4,000</b>	Total: <b>\$468,300</b>	Lease Price Includes:
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
			# Stories: <b>1</b>	21E on File: <b>Yes</b>
<b>Total:</b>	<b>1</b>	<b>4,000</b>	# Units:	

**Disclosures: This building is handicap accessible. There is an additional 4,000 Sq ft of usable space in the dry, clean functional basement with high ceilings. Access from the exterior and interior.**

Drive in Doors:	Expandable: <b>Yes</b>	Gross Annual Inc:
Loading Docks: <b>1</b>	Dividable: <b>Yes</b>	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: <b>3</b>	Sprinklers: <b>Yes</b>	Special Financing:
Hndcp Accessibl: <b>Yes</b>	Railroad siding: <b>No</b>	Assc: Assoc Fee:

Lot Size: <b>8,712 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.2</b>	Depth:	Lien & Encumb:
Survey:	Subdivide: <b>No</b>	Undrgrnd Tank: <b>No</b>
Plat Plan: <b>Yes</b>	Parking Spaces: <b>25</b>	Easements: <b>No</b>
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Req: <b>No</b>	

**Features**

Construction: **Frame**  
 Location: **Downtown, Free Standing, Highway Access, Central Business District**  
 Parking Features: **21+ Spaces**  
 Utilities: **Public Water, Public Sewer**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Year Established: **1960**  
 Year Established Source: **Public Record**

**Tax Information**

Pin #: **M:57 B:70**  
 Assessed: **\$468,300**  
 Tax: **\$8,743** Tax Year: **2024**  
 Book: **20717** Page: **493**  
 Cert: **00026446**  
 Zoning Code: **VC1**  
 Zoning Desc: **Legal Conforming**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Berkshire Hathaway HomeServices Realty Professionals**  **(413) 596-6711**  
 Listing Agent: **Chester Ardolino**  **(413) 221-0310**  
 Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent, Accompanied Showings**

Showing: Facilitator: **Call List Agent, Accompanied Showings**

Special Showing Instructions: **Easy to show with little notice. Contact List Agent Chet 413-221-0310**

### Market Information

Listing Date: **9/12/2024**

Listing Market Time: MLS# has been on for **2** day(s)

Days on Market: Property has been on the market for a total of **2** day(s) Office Market Time: Office has listed this property for **2** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$1,000,000**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

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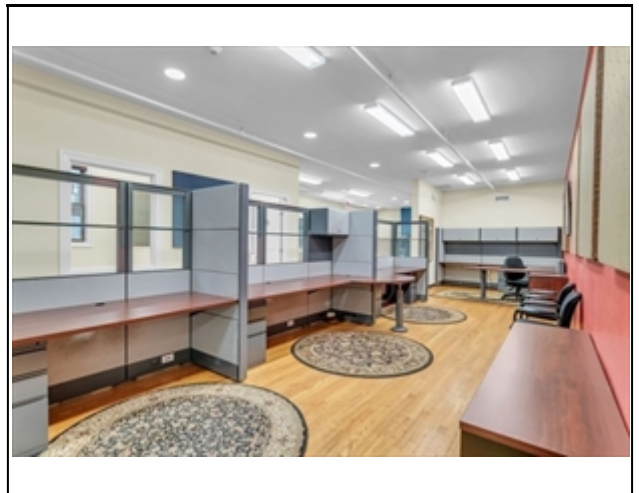
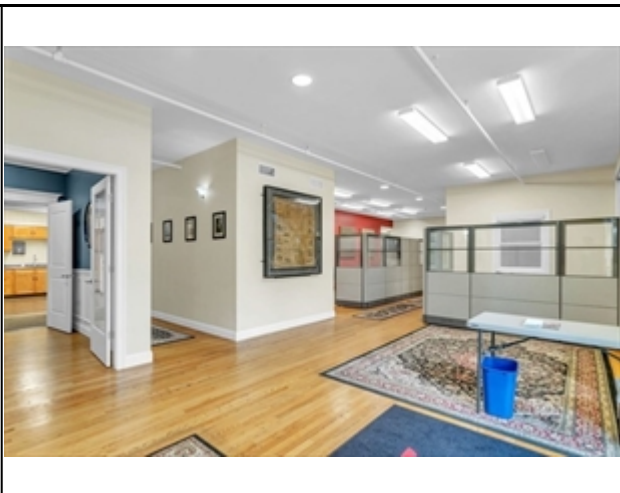
Commercial - Commercial  
List Price: \$1,000,000



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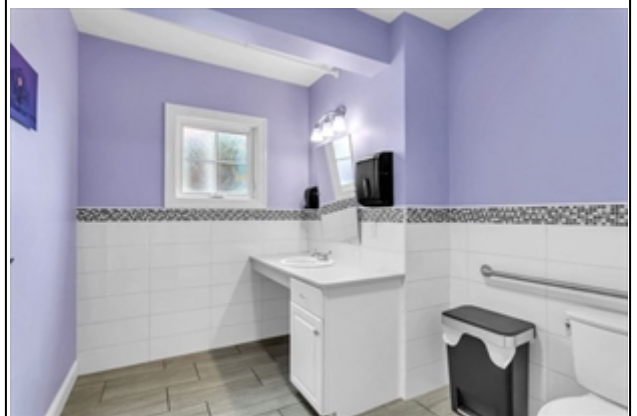
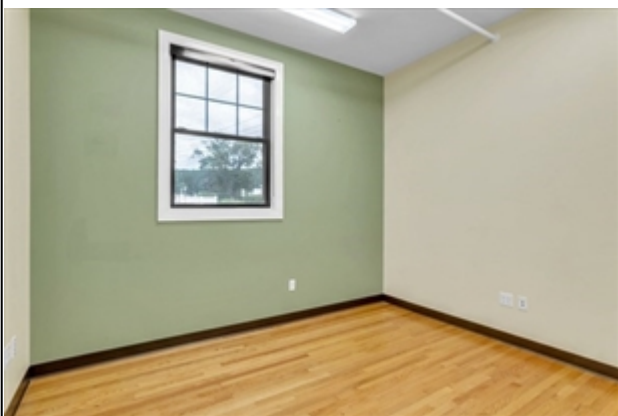
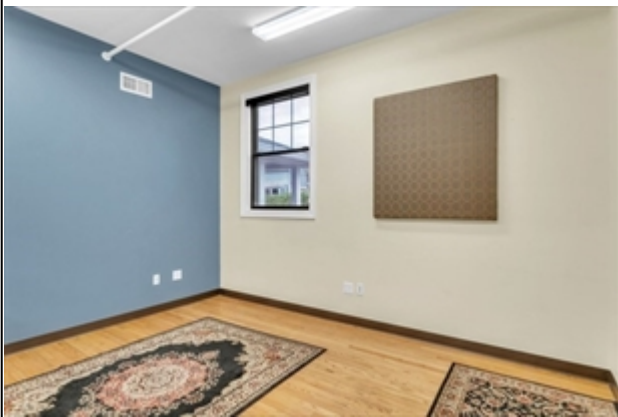
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