



**BERKSHIRE
HATHAWAY**
HOMESERVICES

REALTY PROFESSIONALS

COMMERCIAL DIVISION

\$399,000



218 St James Blvd, Springfield, MA



OVERVIEW

Add this well-maintained 4230 sq ft commercial building to your portfolio today! Conveniently located just minutes from Routes 291 and 91, this two-unit commercial property offers excellent accessibility and exposure in a high-traffic area. The building features high ceilings, an overhead garage door, and an open floor plan—ideal for a variety of business uses. Whether you're expanding your business or seeking a strong investment property, this versatile space is ready to meet your needs.

FEATURES

- Building: 4,230 Sq ft
- 1 Story/2 Units
- 2 Restrooms
- Lot Size: 0.19 Acres
- 2 Parking Spaces
- Overhead Garage Door

Rent Roll	
Tenant	Monthly Rent
Boss Lady	\$2,375.00
Garage	\$325.00
Taxes Yearly	
Taxes	\$11,467.63
Utilities Yearly	
Utilities	\$540.00

LOCATION

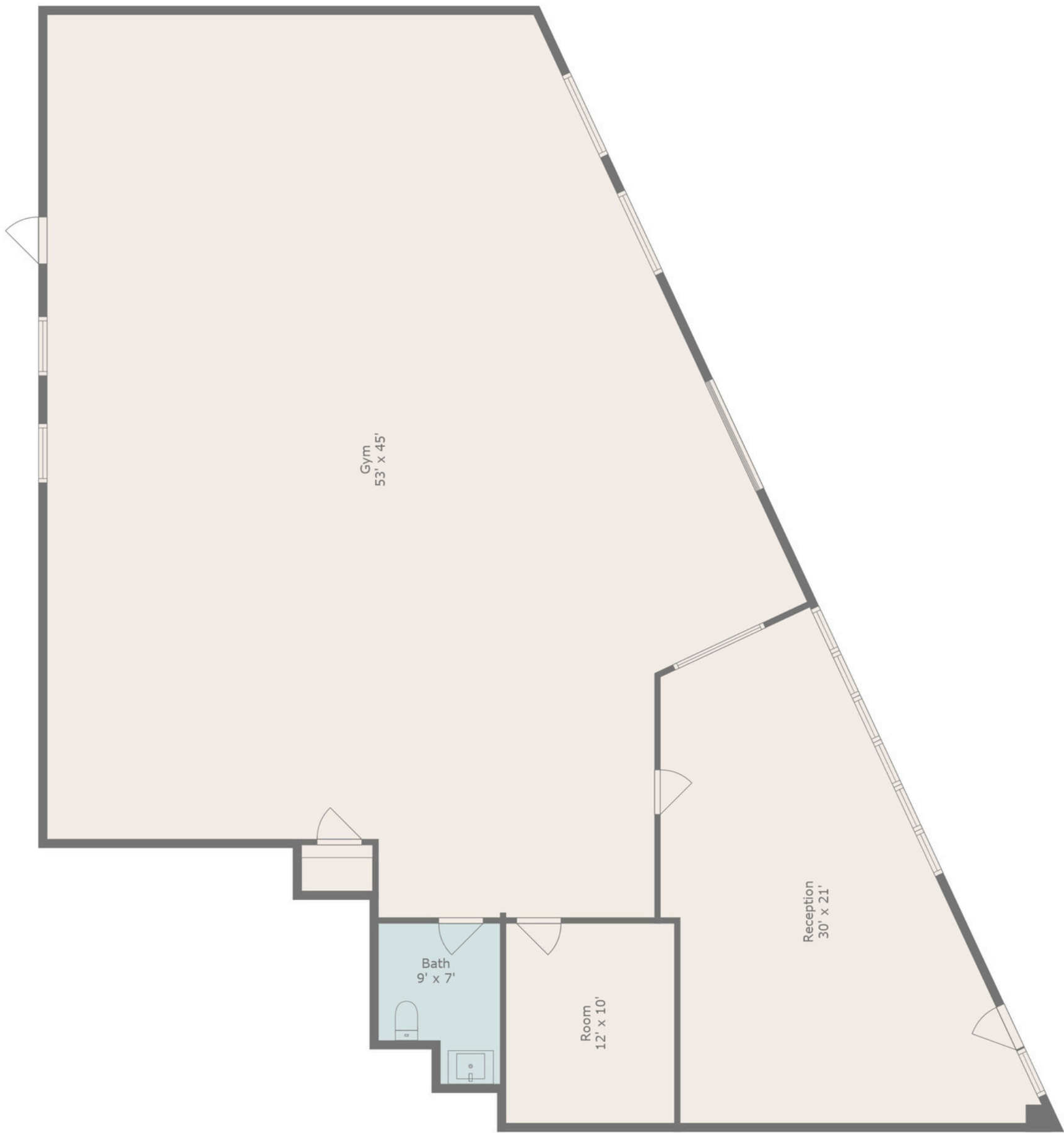
218 Saint James Boulevard in Springfield, Massachusetts, is situated across from Marshall Roy Park. The building is currently home to Bosslady Fit, a well-established fitness studio, making it ideal for investors or owner-occupants seeking built-in visibility and traffic. The area also offers convenient access to local favorites like Max’s Tavern, Frigo Foods, and Red Rose Pizzeria. With close proximity to Baystate Medical Center and major highways including Interstates 291 and 91, this location offers both neighborhood charm and regional accessibility.





FLOOR PLANS

BossLady Fit



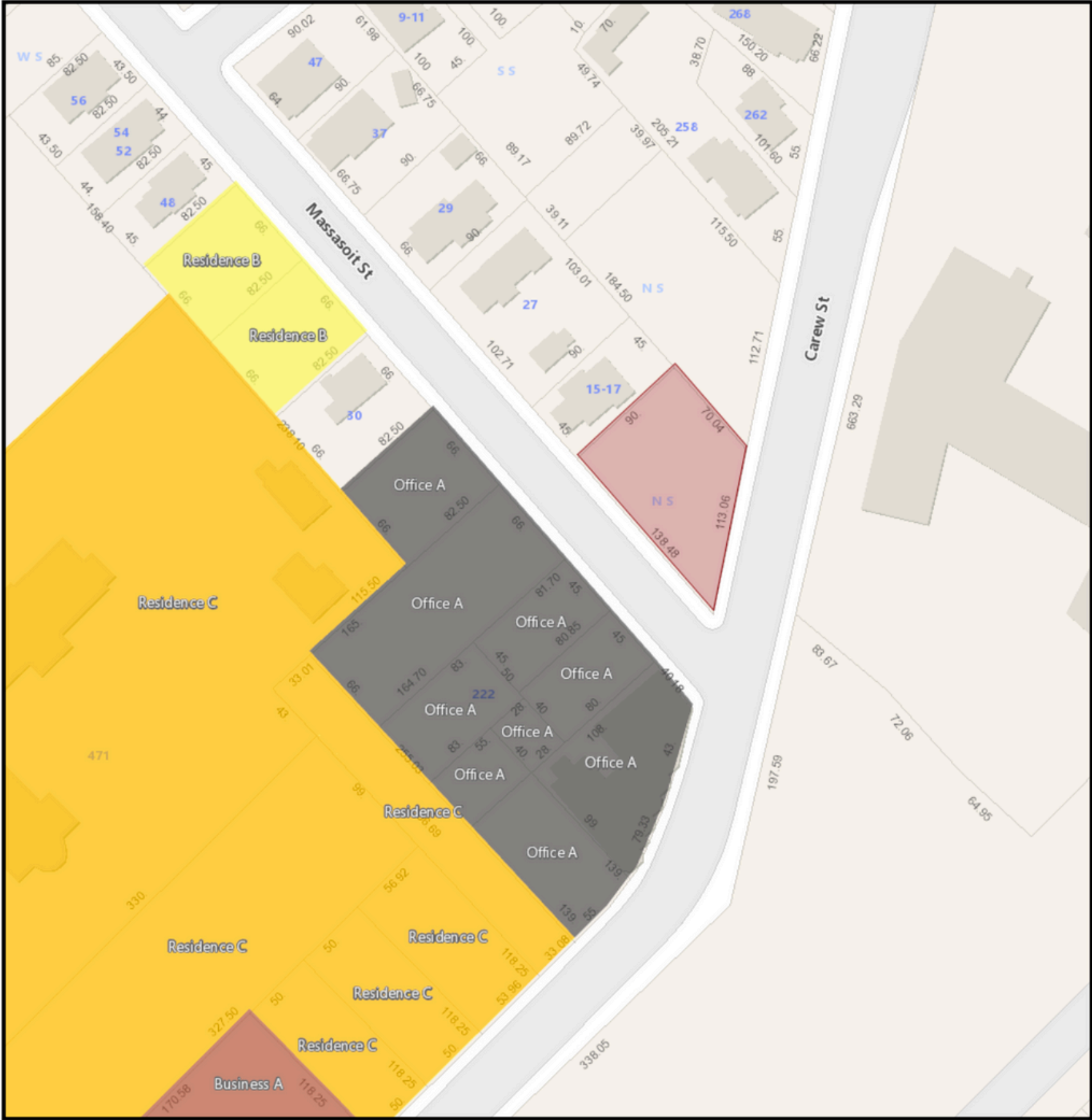
TOTAL: 2518 sq. ft
FLOOR 1: 2518 sq. ft
WALLS: 114 sq. ft

Measurements Are Deemed Reliable But Not Guaranteed.

MORTGAGE PLOT PLAN

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Scale: 1"=94'

Scale is approximate

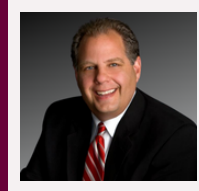


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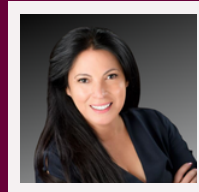
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