



SALE PACKAGE

33 Westfield Street
West Springfield, MA 01089

REGION
COMMERCIAL

Contact

Mitch Bolotin

P: 413-415-1200

C: 413-537-2020

E: mitch@regionco.com

LIC (MA): 134459

REGION CO LLC

Ben Bolotin

P: 978-540-0029

C: 413-530-3215

E: ben@regionco.com

LIC (MA): 9582125

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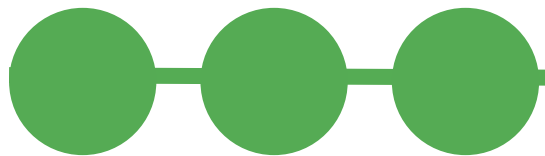
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SUMMARY

Region Commercial is pleased to offer this very well located, retail investment Property, for sale on an exclusive basis.

The Property consists of $\pm 7,940$ SF of retail/office space, and 40 car on-site parking that wraps around the building. The building is anchored by WORKsTATION, an upscale salon concept in a fully renovated space, with high end architectural finishes. The office tenant occupies approximately 2,000 SF on two floors of Class A office space on a short term lease basis.

The Property is located a few steps from the downtown shops and restaurants of West Springfield, near the City's administrative office building. A short drive away is the busy Riverdale Road, downtown Springfield, and access to I-90 & I-91. This Property is a great user/investor opportunity for those interested in acquiring downtown property at the heart of West Springfield.



33 Westfield Street



Total Acreage	0.69
Building Size (SF)	7,940
Year Built	1969
Stories	1.5
Foundation	Cement/stone/slab
Heat Delivery	Hot Air
AC	Central
Sprinklers	Yes
Roof	Rubber membrane
Parking	40

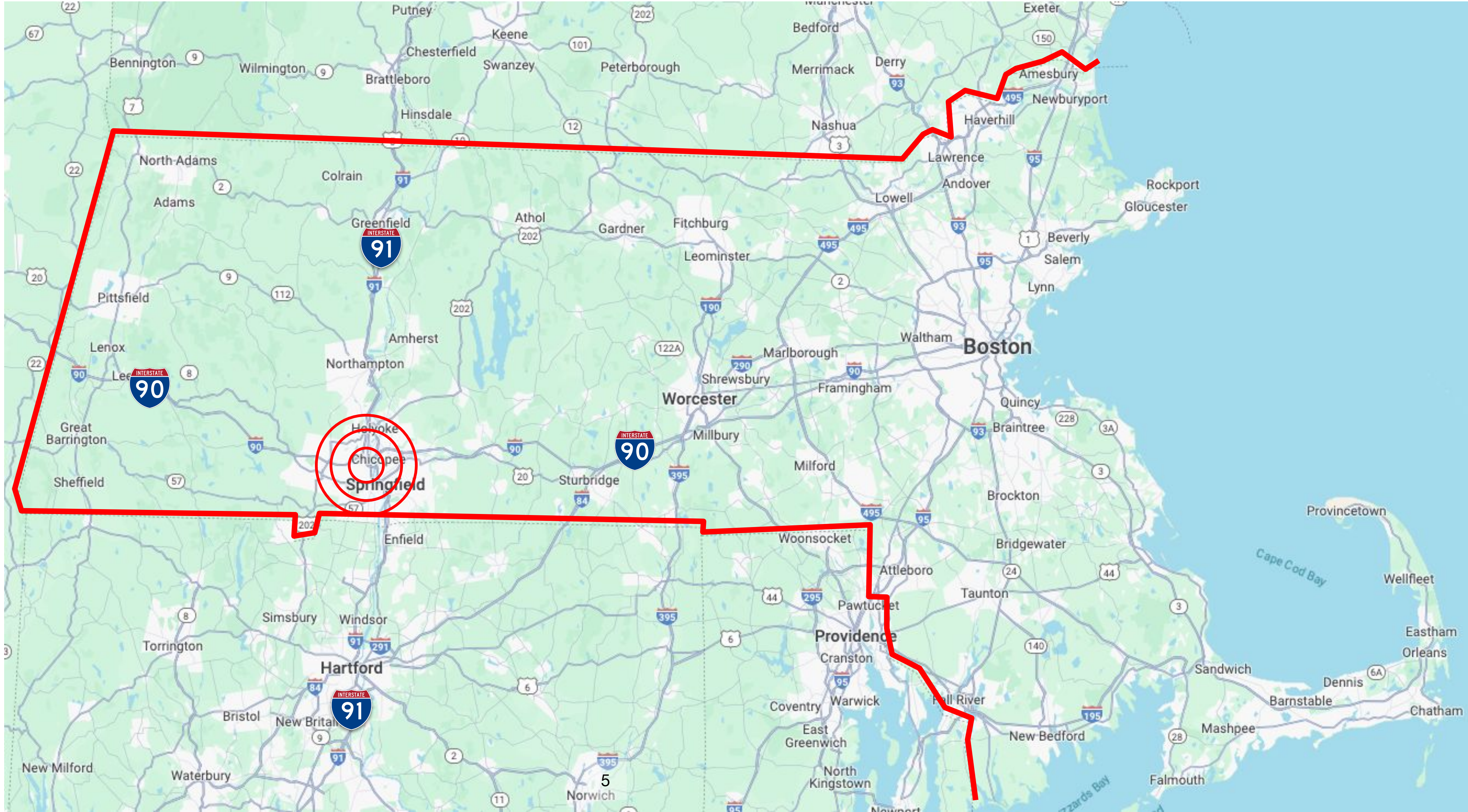
Water	City
Sewer	City
Gas	Yes
Zoning	CBD

PLEASE NOTE:
Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.

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LOCATION



SPRINGFIELD
8 Minutes



HARTFORD
30 Minutes



BOSTON
90 Minutes

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33 Westfield Street is situated in the heart of West Springfield commercial district between Memorial Avenue and Street Street, offering easy access to the Interstate 91 and 291.

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