

SALE PACKAGE



201 Westfield Street
West Springfield, MA

Contact

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SUMMARY

Region Commercial is excited to present this unique retail property, located at 201 Westfield Street, West Springfield MA, for sale. The property, formerly an automotive building and now the longstanding headquarters of Newman Sewing, has multiple use possibilities.

The space at rear of the building is clear span, with high ceilings, large overhead doors that have been converted to windows for ample natural light. The building is 5,230 square feet situated on just over half an acre. The property is located within walking distance to downtown West Springfield, and conveniently just over 5 minutes to downtown Springfield.

In addition to the versatile retail/warehouse space at the back there are two floors of office space at the front of the property near the road, ideal for an owner/user who would benefit from having an administrative area, and great street visibility.



Additional Notes:
The Owner has stated that the roof is approximately 18 years old and some of the rooftop HVAC units have been replaced in the last 3-5 years. Others have had heat exchangers replaced within the last 5 years.

HIGHLIGHTS

Total Acreage	0.54
Building Size	5,240 SF
Year Built	1975
Year Renovated	2005
Stories	2
Foundation	Concrete
Heating	Rooftop Units
Heat Type	Gas
AC	Rooftop Units
Loading Docks	0
Overhead Doors	2 (10')
Ceiling Height	12 Feet

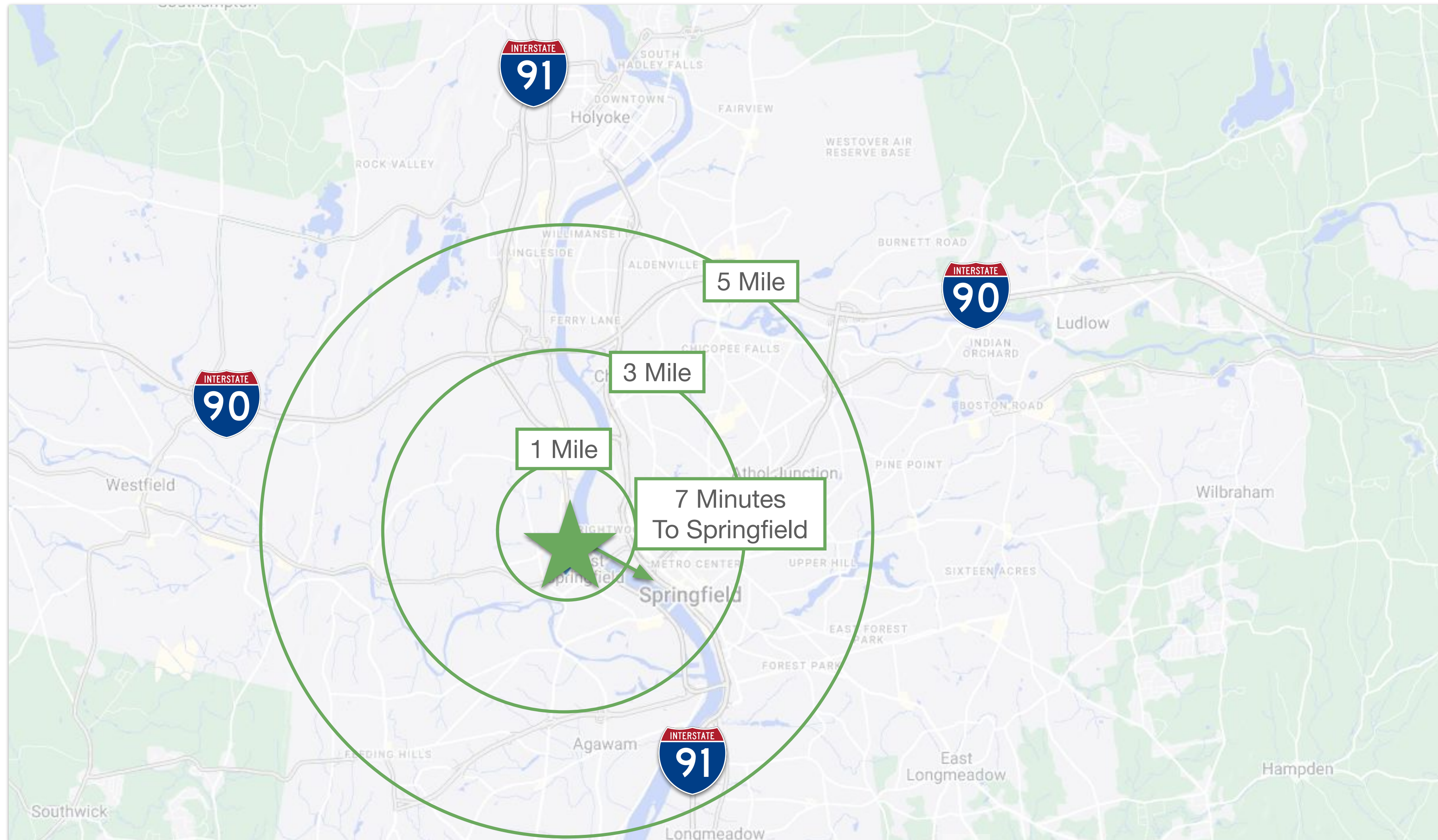
Water	City Water
Sewer	City Sewer
Gas	Eversource
Electricity	Eversource
Internet	Verizon
Zoning	Business A
Frontage	±115 Feet
Roof	18+ Years

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



BOSTON
92 Minutes

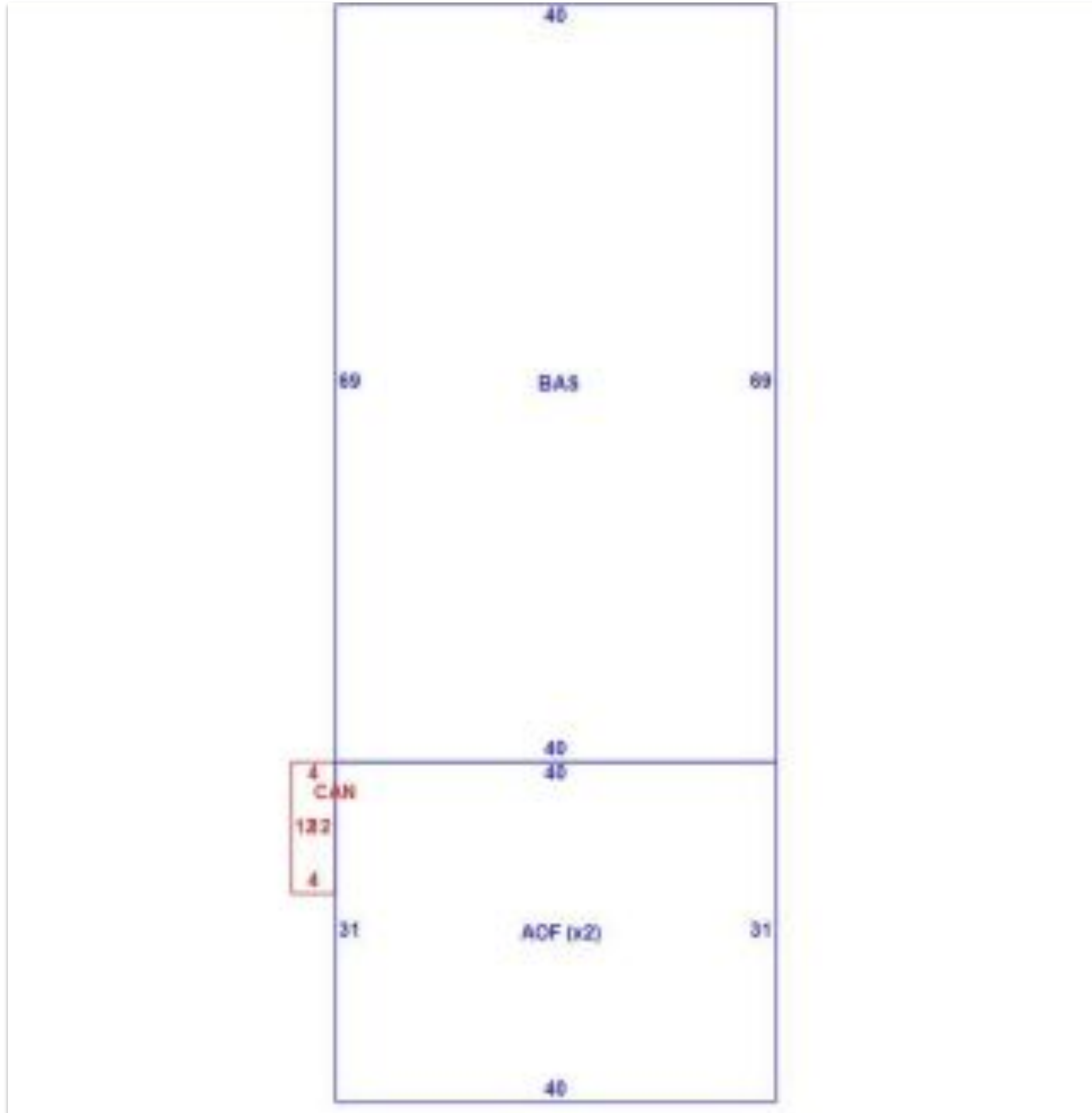


Hartford
30 Minutes

Population

5 Mile	- 293,000
3 Mile	- 141,000
1 Mile	- 30,800







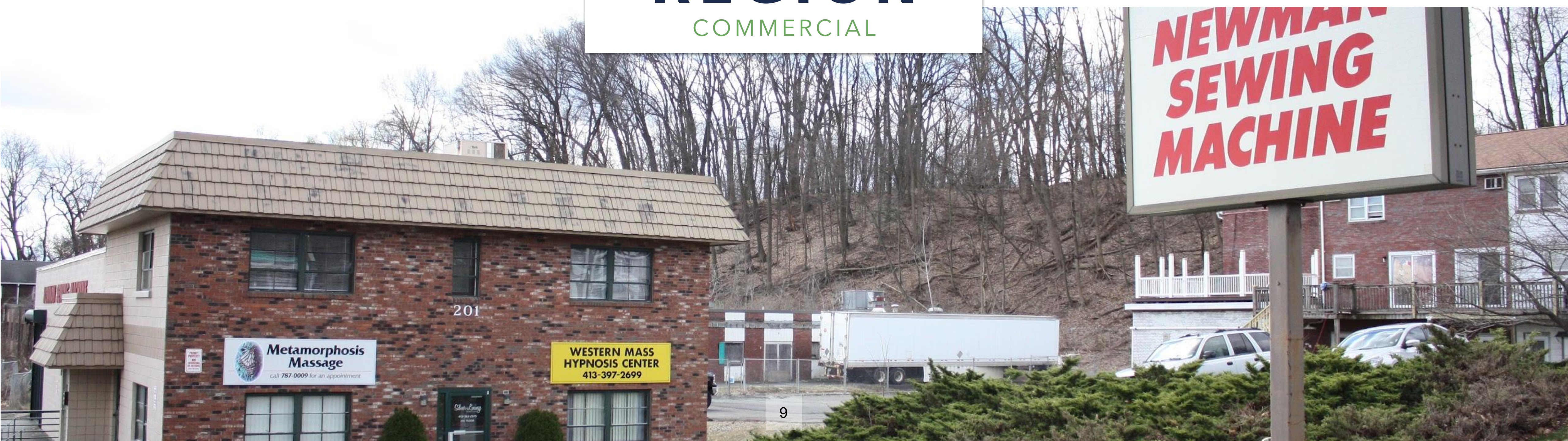
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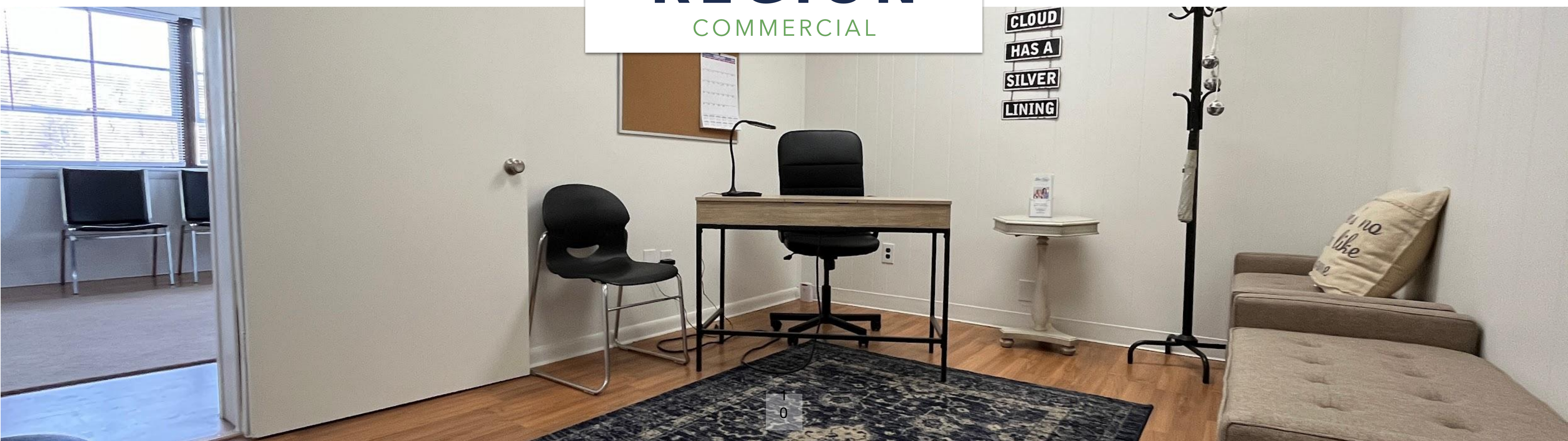
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NEWMAN SEWING MACHINE

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