



**FOR LEASE**

# REGION

**479 WEST STREET**  
AMHERST, MA 01002

Region Commercial is pleased to offer for lease 263-2,400 SF of retail/office space located at the West Street - Pomeroy Lane roundabout south of Amherst center.

This property sits on 1.28 acres with ample parking at the front and rear of the building - with rear access for shops and office space. The property is ideal for local businesses eager to co-locate with conveniently located restaurants, shops, and local businesses. Downtown Amherst is a short drive away along with UMass, Amherst College and even Northampton and South Hadley.

**PRICE** **\$15 PSF**

**ZONING** **BVC**

**SIZE** **263-2,400 SF**

**YEAR BUILT** **1987**

**HEAT AND A/C** **ELECTRIC**

**ELECTRIC** **100 AMP**

**WATER** **TOWN**

**SEWER** **TOWN**

## AVAILABILITY

**FLOOR 1**

**SUITE 8 - 2,400 SF**

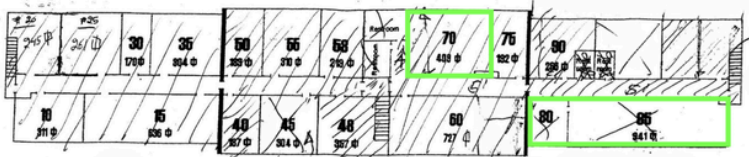
**SUITE 6B - 263 SF**

**SUITE 4 - 880 SF**

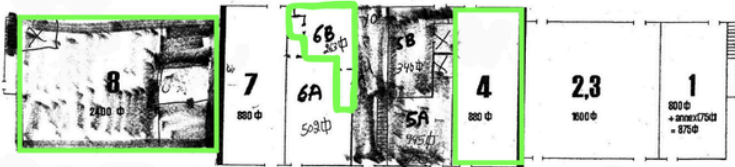
**FLOOR 2**

**SUITE 80-85 - 928 SF**

**SUITE 70 - 409 SF**



2ND LEVEL - (SUITES)



1ST LEVEL - STORES

SOUTH TOWNE COMMONS - 479 WEST STREET - AMHERST, MA 01002

# REGION

THE INFORMATION CONTAINED HEREIN HAS NOT BEEN VERIFIED AND IS FROM THIRD PARTY SOURCES. ALL INDIVIDUALS CONSIDERING THE SUBJECT PARTY MUST CONDUCT THEIR OWN ANALYSIS AND DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED.

## CONTACT

**MITCH BOLOTIN**  
 P: 413-415-1200 C: 413-537-2020  
 E: MITCH@REGIONCO.COM  
 LIC (MA): 134459  
 REGION CO LLC

**BEN BOLOTIN**  
 P: 413-415-1200 C: 413-530-3215  
 E: BEN@REGIONCO.COM  
 LIC (MA): 9582125  
 REGION CO LLC