

The logo features a green square with a white outline, positioned between the letters 'C' and 'I' in the word 'REGION'.

REGION

300 EAST MAIN STREET

WESTFIELD, MA 01085

SALE PACKAGE



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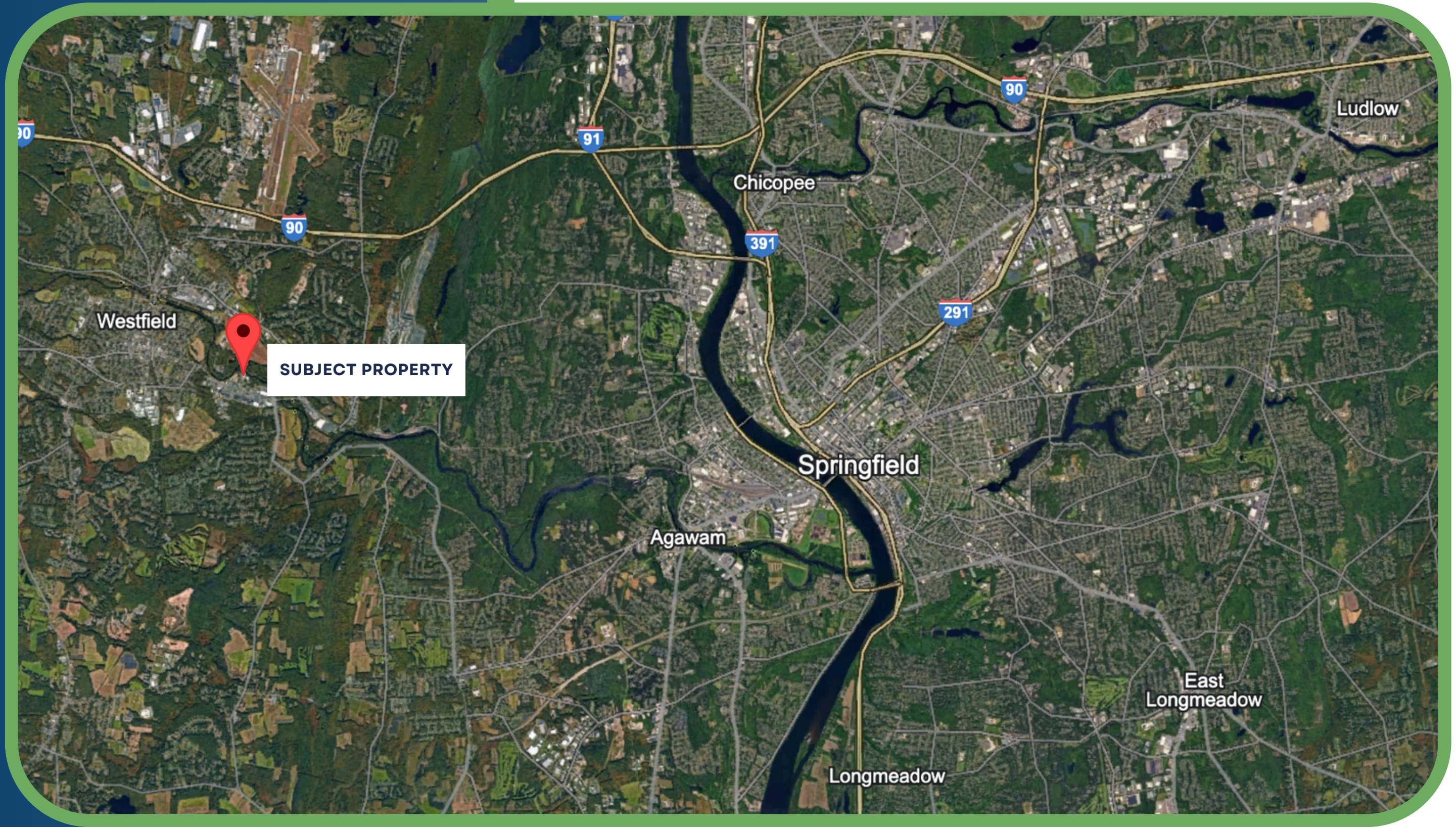


PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 300 East Main Street, Westfield, MA, available for sale. The property, is situated on roughly 0.78 acres and is approximately 2,052 square feet.

Located along East Main Street (Route 20), the property benefits from strong visibility on a heavily traveled commercial corridor that serves as a primary gateway into Westfield's retail district. The site offers convenient access to Interstate 90 (Mass Pike) via Exit 41, connecting the property to Springfield, Chicopee, and points east and west.

This property is ideal for a new owner or user seeking a convenient retail location with plenty of parking. The property's ample size make the site well suited for improvement and reconfiguration if needed.



REGIONAL MAP

REGION

Demographics			
Population		Median Income	
3 miles	4,212	3 miles	\$82,800
5 miles	33,907	5 miles	\$90,400
10 miles	73,479	10 miles	\$80,000



AREA MAP

REGION

SITE MAP



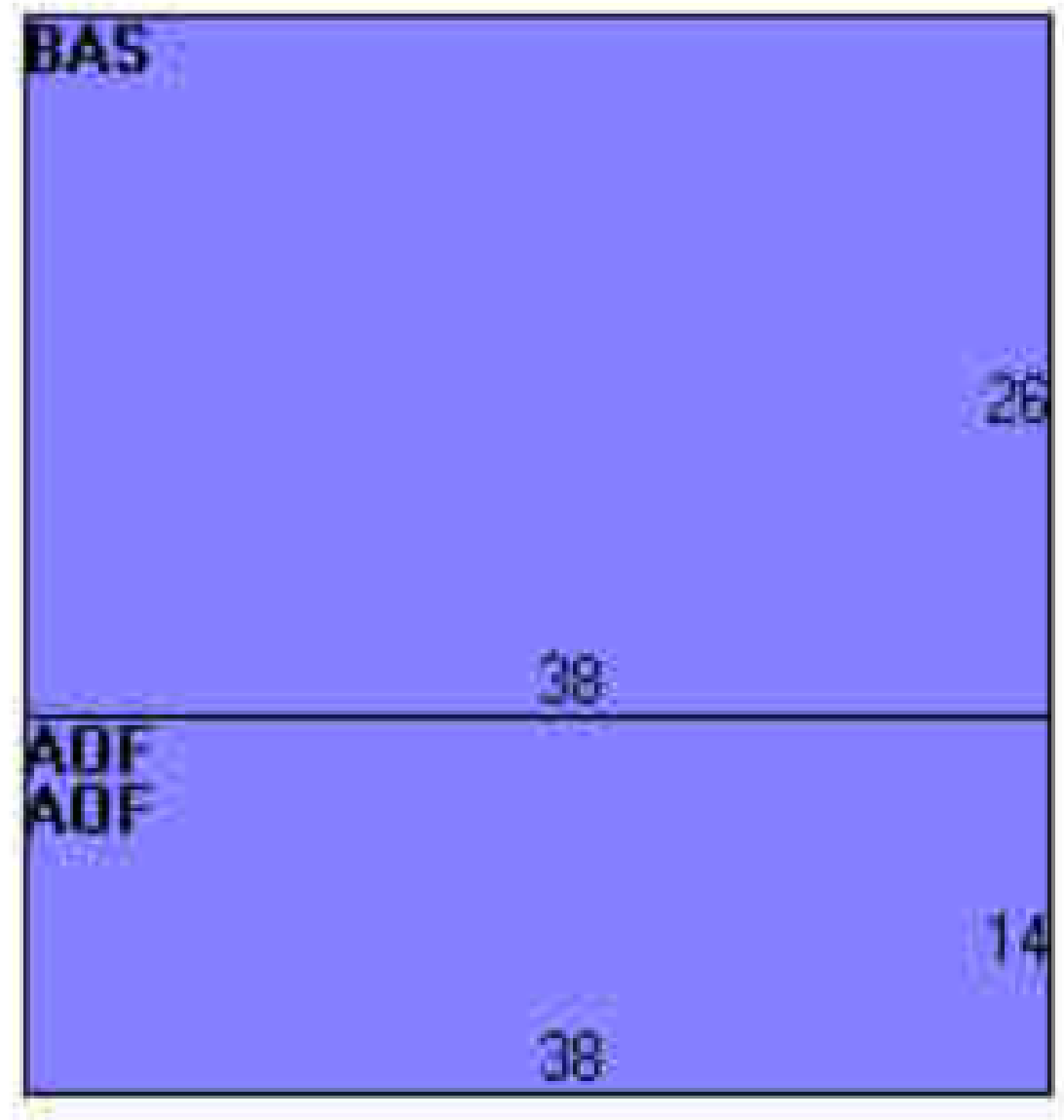
REGION

BUILDING & SITE DETAILS

Square Footage	2,052 SF
Taxes	\$17,503.20
Stories	2
Foundation	Slab
Roof	Asphalt Shingles
Roof Age	about 7 years old
Year Built	1995
Parking	80+
Land Area	.78 Acres
Ceiling Height	8'-12'

Frontage	131'
Internet Provider	Whip City Fiber
Bathrooms	2
Sprinklers	No
Water & Sewer	Municipal
Gas	Westfield Gas & Electric
Electric Provider	Westfield Gas & Electric
Heat	Gas
AC	Central and 3 mini split
Zoning	BA

FLOOR PLAN



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