

REGION

COMMERCIAL REAL ESTATE

494 NEWTON STREET
SOUTH HADLEY, MA 01075

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 494 Newton Street, South Hadley, MA, available for sale. The property is approximately 3,406 square feet.

This former People's Bank branch condominium unit consists of approximately 3,406 square feet of finished space and features a drive-up window. The interior was well-built with private exterior offices and interior seating, providing a flexible layout suitable for office or retail use. Ample on-site parking is available at the rear of the building, and the property enjoys excellent visibility along Newton Street (Route 116), a primary commercial corridor in South Hadley.

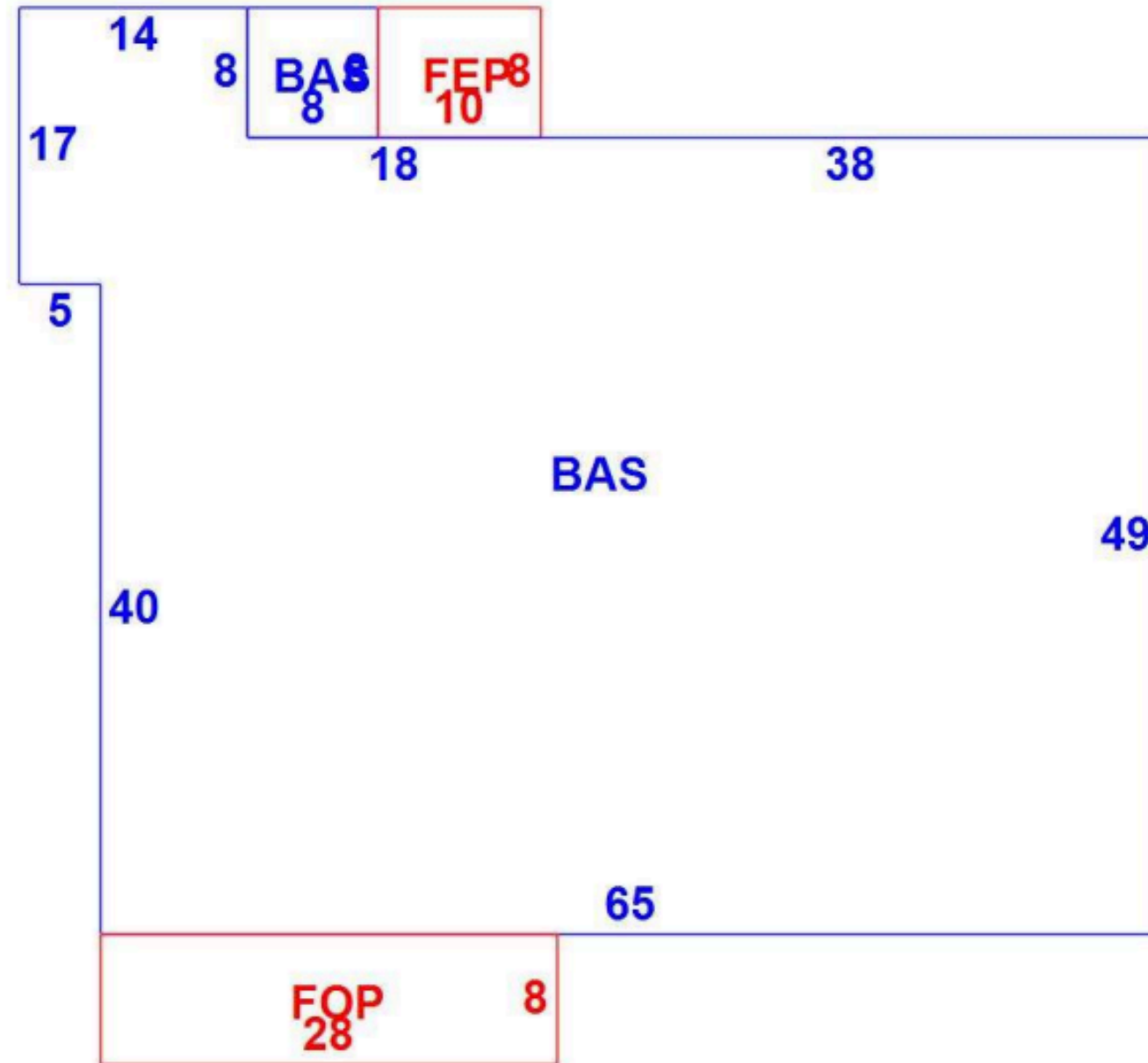
The location offers strong connectivity to surrounding neighborhoods and is near South Hadley Village Commons and Mount Holyoke College. It is also a short drive to Holyoke, Chicopee, and Interstate 91, providing convenient access to the greater Springfield market. The building's street presence and curb appeal make it ideal for a local retailer or service provider looking to establish a visible footprint.

BUILDING & SITE DETAILS

Square Footage	3,406 SF
Taxes	\$11,716
Stories	1
Foundation	Concrete
Construction	Wood Frame
Roof	Asphalt Shingles
Extra Features	Drive-up window
Floor	Carpet
Year Built	1967
Land Area	N/A
On-site Parking	Ample On-Site

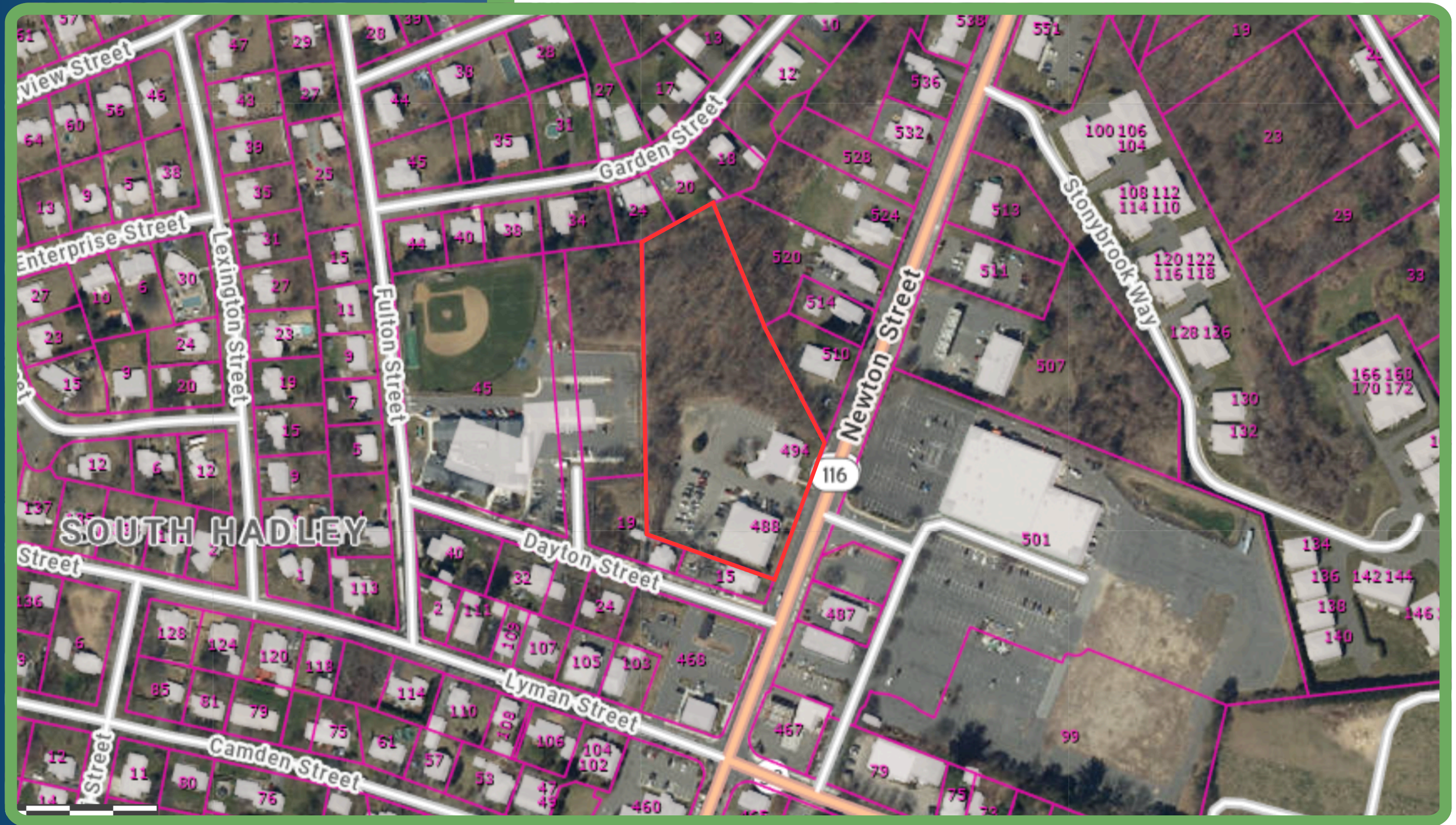
Ceilings	9'
Sprinkler	No
Basement	No
Bathrooms	2
Kitchen	0
Water & Sewer	Municipal
Gas Provider	Eversource Energy
Electric Provider	Municipal Light Plant
Heat	Gas Forced Air
AC	Central
Zoning	Business A-1

CAN
(400 sf)



FLOOR PLAN

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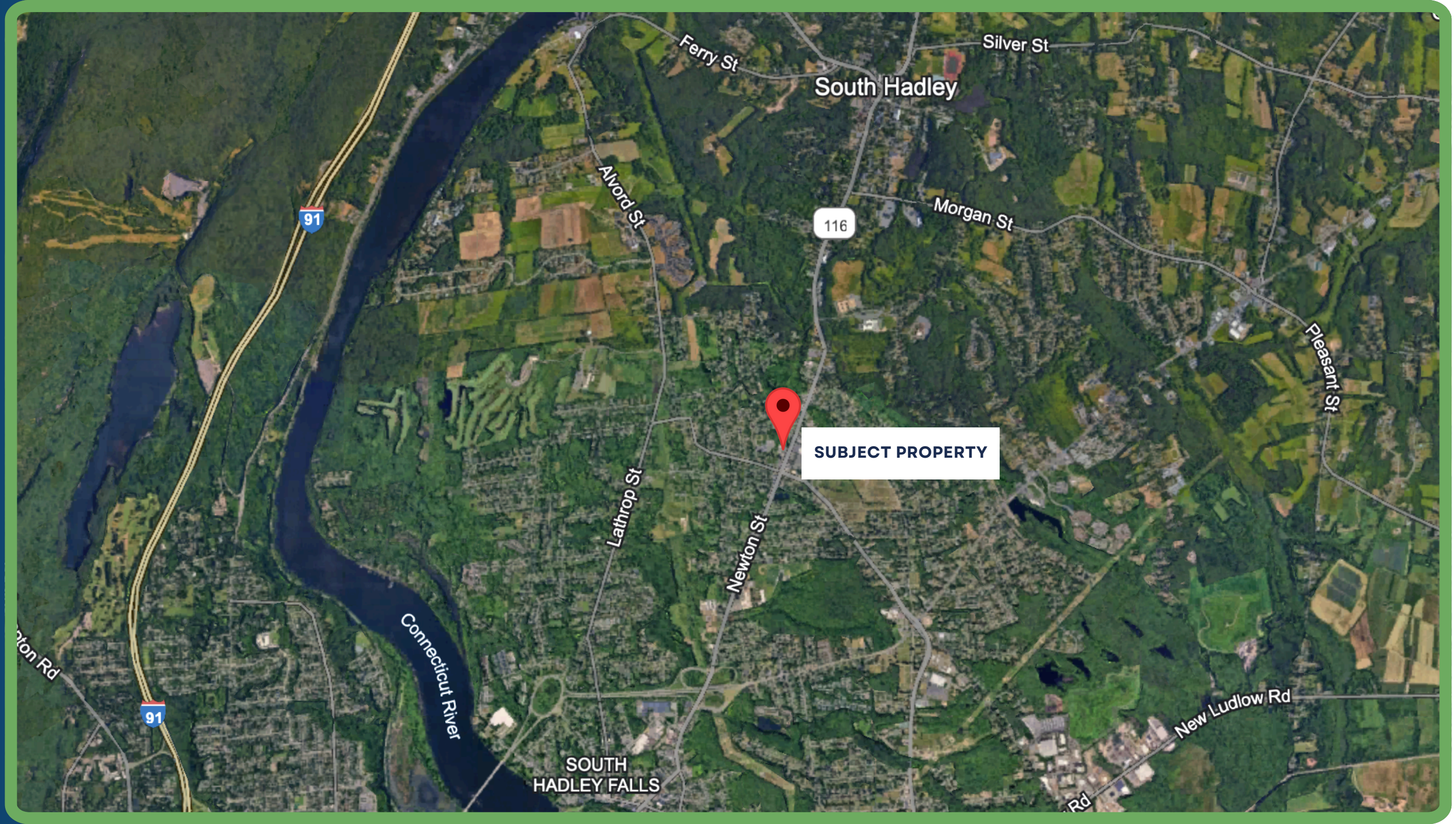
SITE MAP

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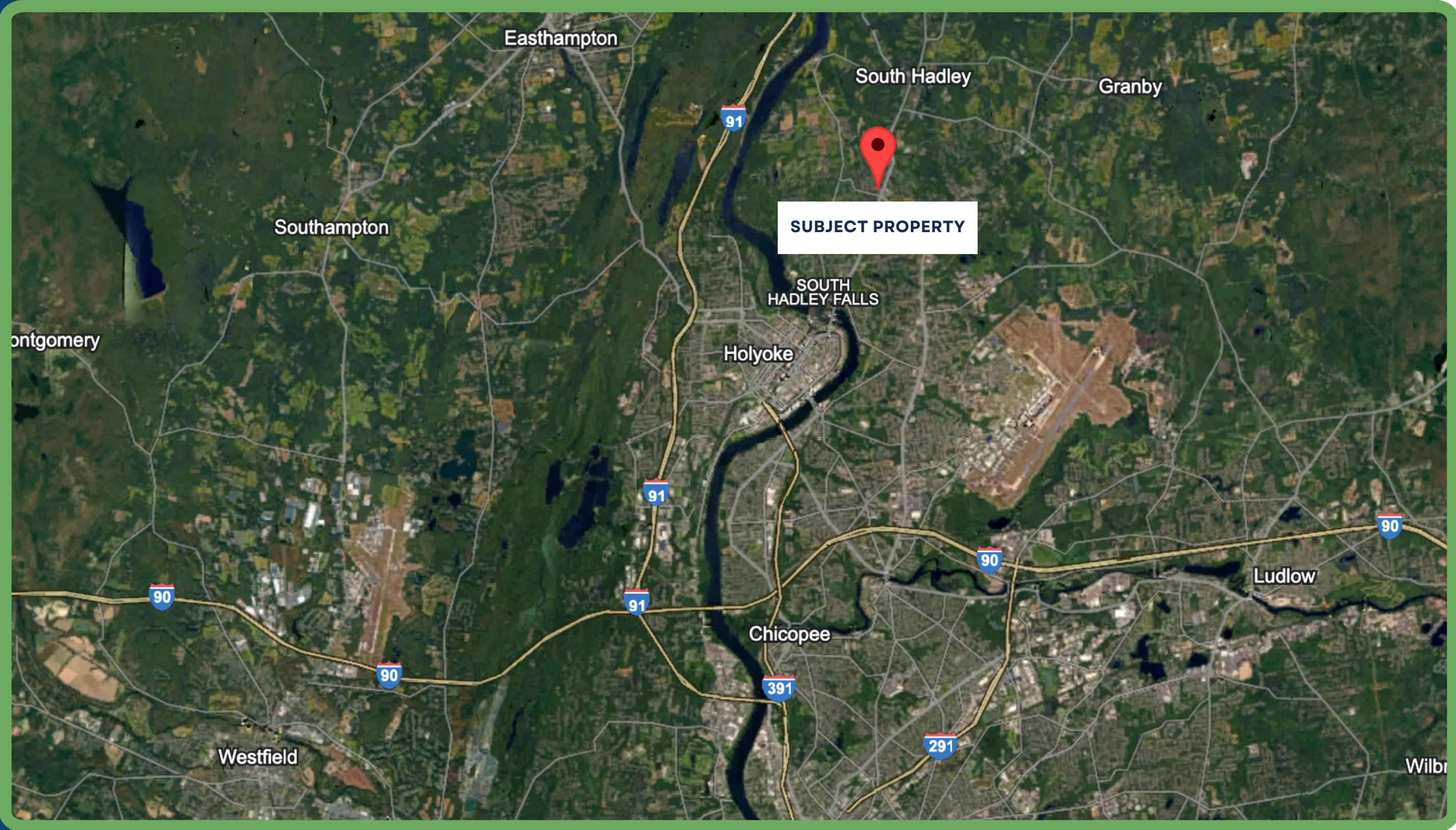
AREA MAP

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CITY MAP

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REGIONAL MAP

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