

REGION

Commercial Real Estate

29 SCHOOL STREET
WESTFIELD, MA 01085

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 29 School Street, Westfield, MA, available for sale. The property consists of an approximately 18,460 square foot building on 0.35 acres.

The Property is improved with a multi-level commercial building featuring a variety of amenities that support restaurant, banquet, and entertainment-related operations. Existing improvements include commercial kitchen infrastructure, walk-in cooler and freezer space, and multiple event and gathering areas.

Located in downtown Westfield, the Property benefits from proximity to local businesses, municipal services, restaurants, ample shared parking lots and neighborhood amenities. Its central location provides convenient access to Routes 20 and 202, as well as Interstate 90 (Massachusetts Turnpike), offering strong connectivity throughout the Pioneer Valley and greater Western Massachusetts region.

BUILDING & SITE DETAILS

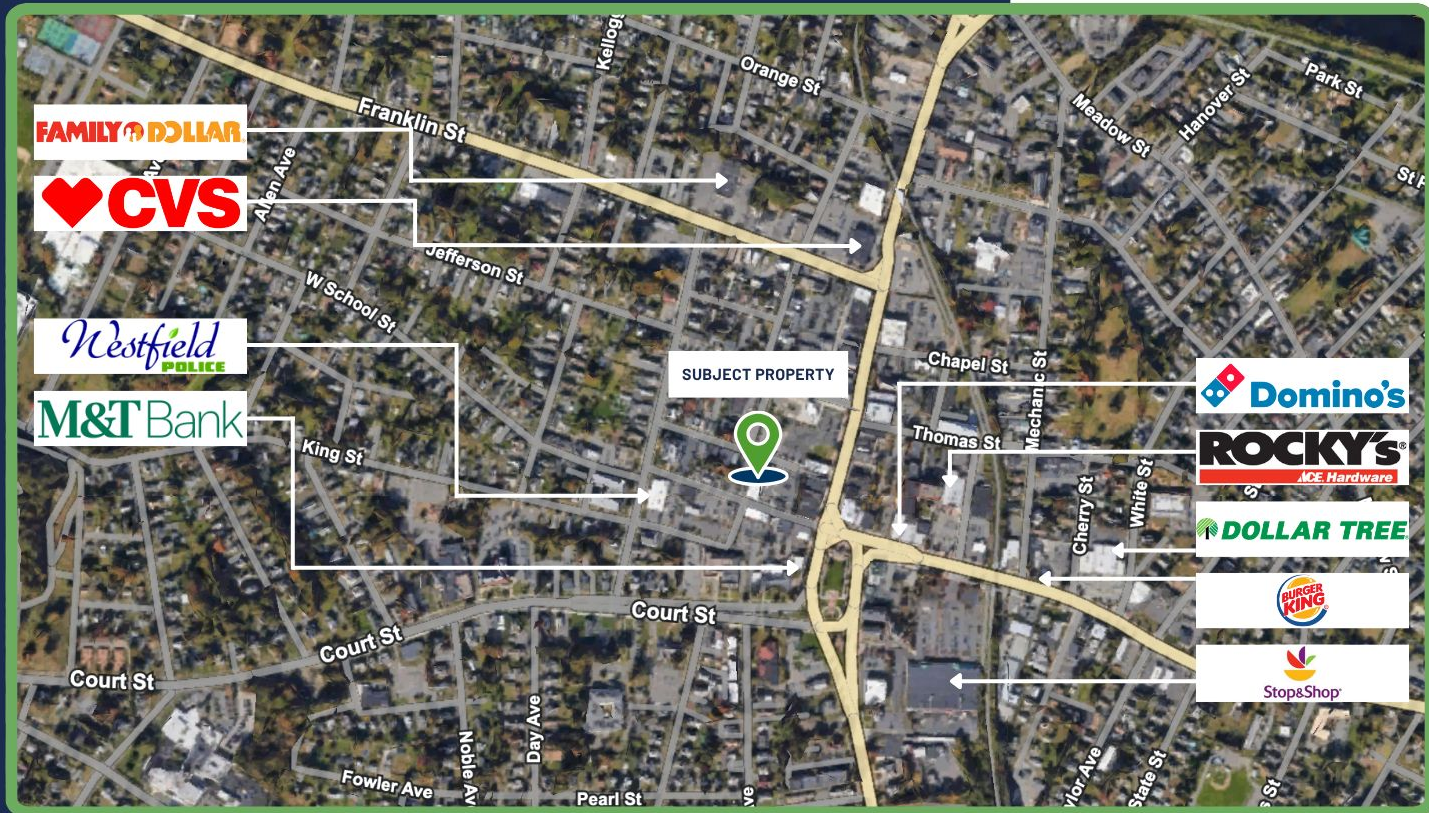
Square Footage	18,460 SF
Taxes	\$25,317
Stories	3
Foundation	Brick
Roof	Rubber
Roof Age	Replaced in 2015/2016
Year Built	1880
Land Area	0.35 Acres
Flooring	Carpet
On-site Parking	12
Ceilings	1st floor: 11'8" 2nd floor: 9'8" ceilings Hallways/bathroom drop ceiling: 7'8" 3rd floor: 10'8" ceilings Kitchen drop ceiling: 7'10"
Recent Improvement Projects	Replaced two of the Heating systems that provide conditioning to the first (primary) floor in Summer 2025. Two on-demand hot water heaters (2 years)
Frontage	115'

Bathrooms	7
Sprinkler	Yes
Kitchen	First Floor: Full commercial kitchen with a 21' hood, 8'x11' walk in cooler, 6'x8' walk in freezer, full dish area with prep sink, hand sink, mop sink, and a pick up counter. Additional refrigeration in the basement. 3rd floor: Full Commercial kitchen with dish area, hand sink, mop sink, 12' hood, 10'x10' walk in cooler & 6'x10' walk in freezer.
Basement	Yes 2 coolers, refrigeration, storage, elevator room
Water & Sewer	Municipal
Electric & Gas	Westfield Gas & Electric
Electrical Power Provided	Four electric meters. Three are standard 200 amp 230V single phase services. Main service is a 600 amp 208v 3 phase
Heat	Forced Air-Duc
AC	Yes
Zoning	Commercial Office Retail Enterprise
Internet/Phone Provider	Comcast



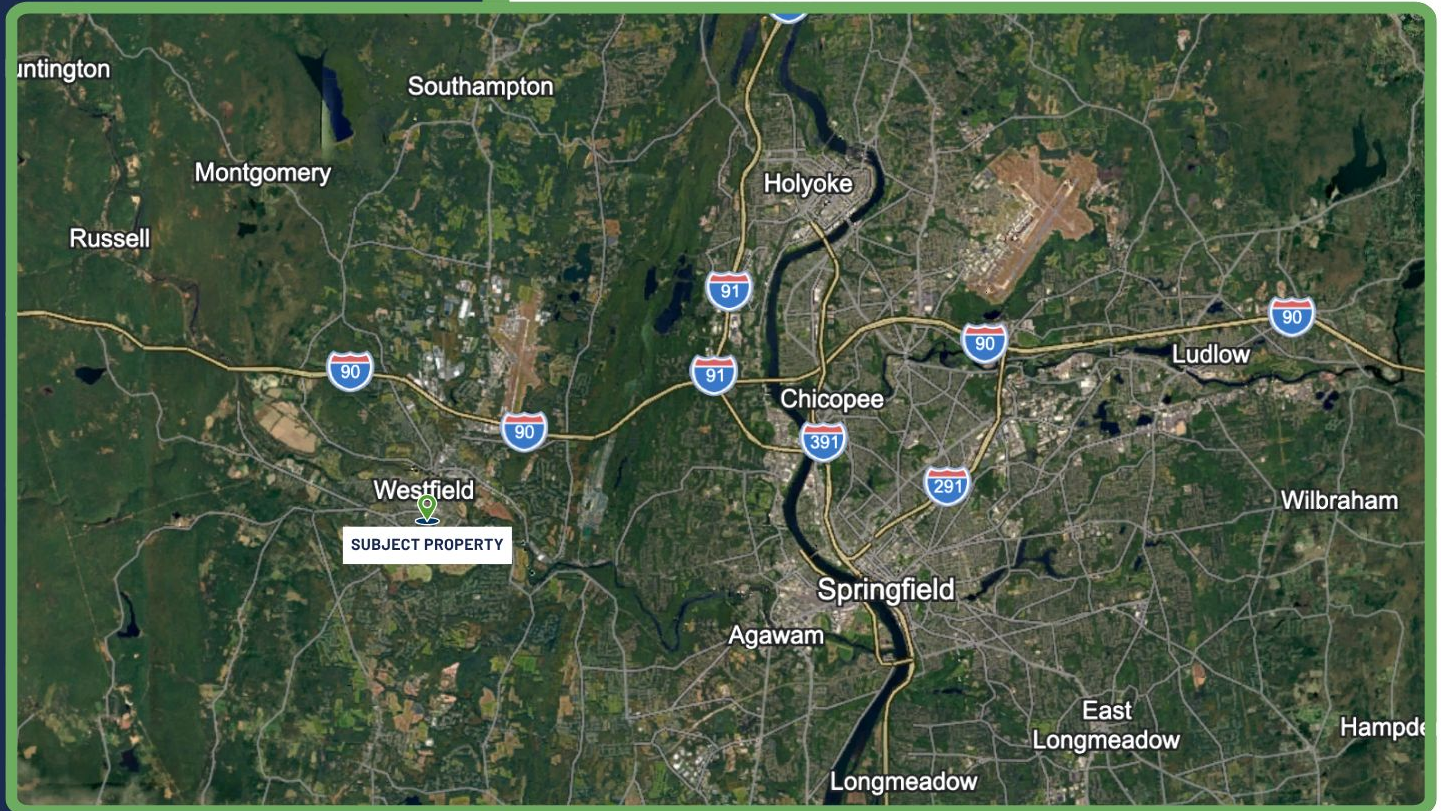
SITE MAP

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AREA MAP

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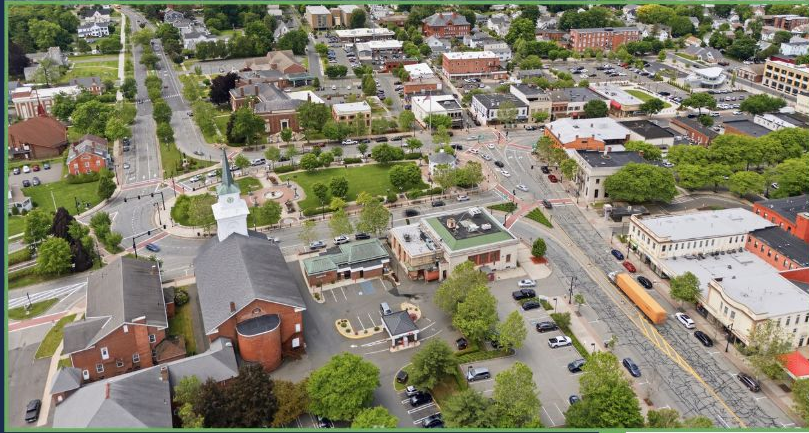
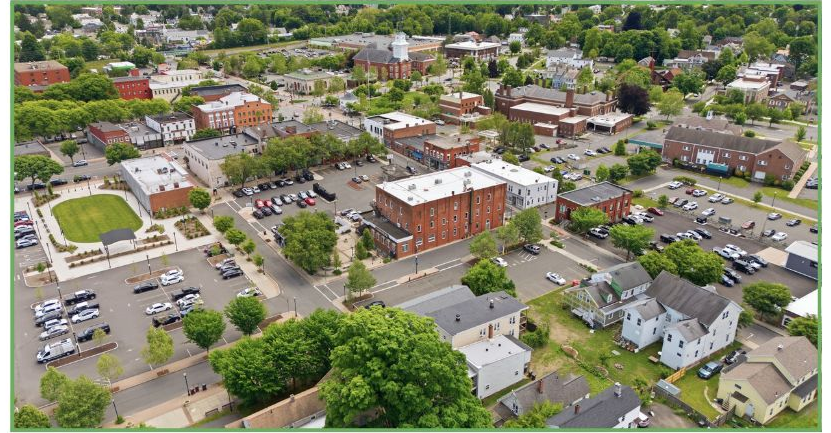


REGIONAL MAP

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CONTACT US

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