



Office/Retail Building

1205-1211 Boston Road
Springfield, Massachusetts 01119

Property Highlights

- 4,326 square foot office/retail building
- Private office and large, open work area
- Potential development opportunity
- 1.26 acres of Business A zoned land
- Located on heavily traveled artery with excellent visibility
- Paved, onsite parking for 50+ vehicles

Property Overview

This property consists of a total of approximately 1.26 acres (54,771 square feet) of land and is improved by a one (1) story commercial building that contains a total of approximately 4,326 square feet. The building consists of a number of private offices and large open work area. The property is located on a heavily traveled artery with good visibility and a large, paved parking area.

Offering Summary

Sale Price:	\$1,075,000
Building Size:	4,326 SF
Lot Size:	1.26 Acres
Assessed Value:	\$715,700
Real Estate Taxes	\$24, 622.00

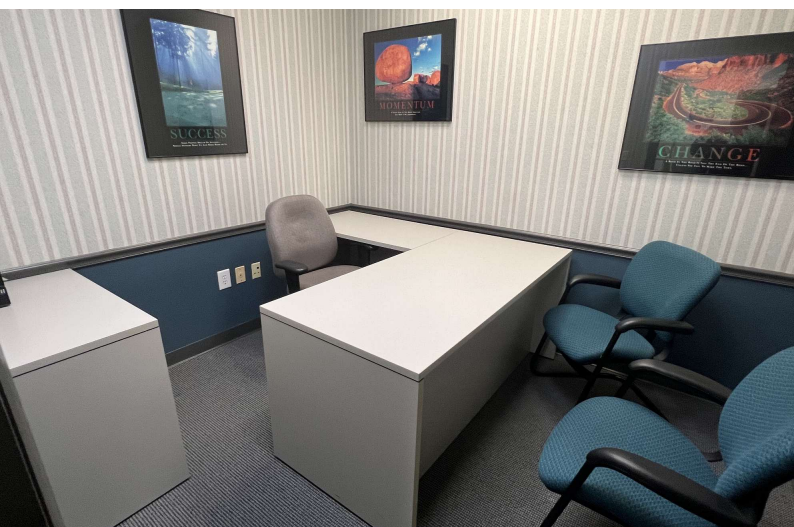
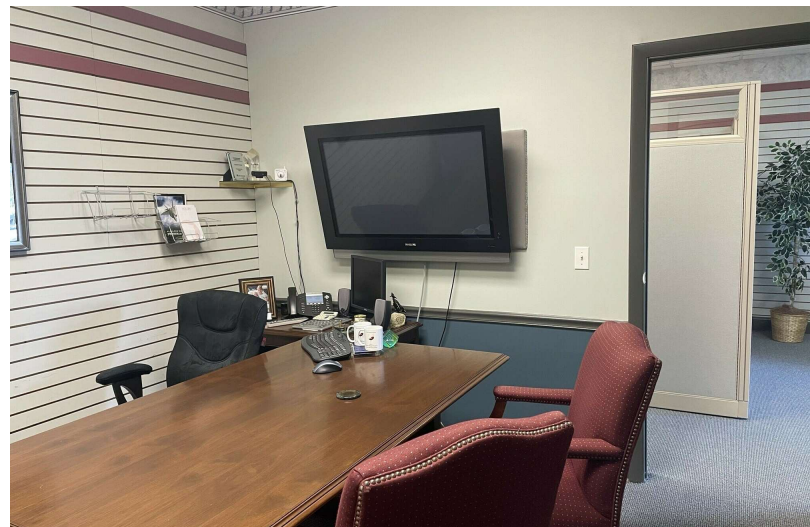
Demographics 0.25 Miles 0.5 Miles 1 Mile

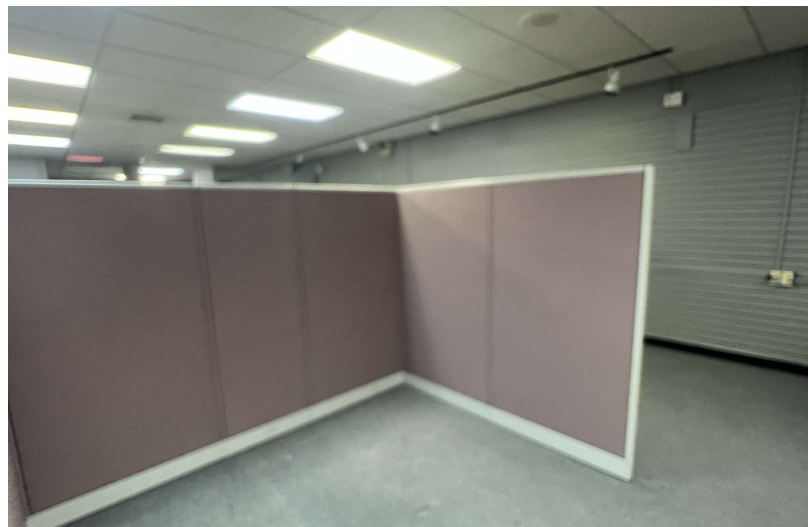
Total Households	302	1,172	4,484
Total Population	717	2,774	10,768
Average HH Income	\$52,085	\$53,397	\$57,493

For More Information

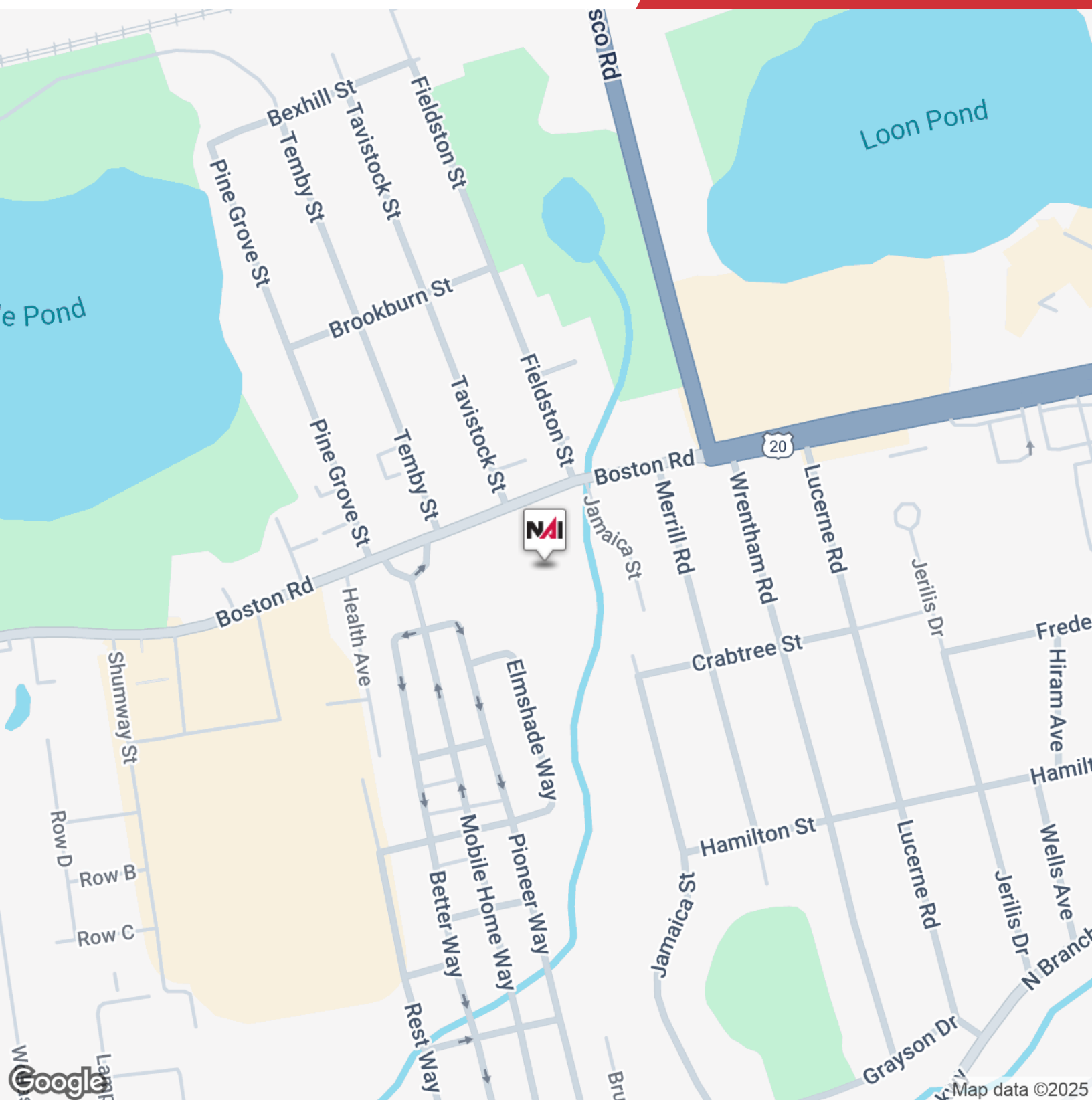
David Wolos

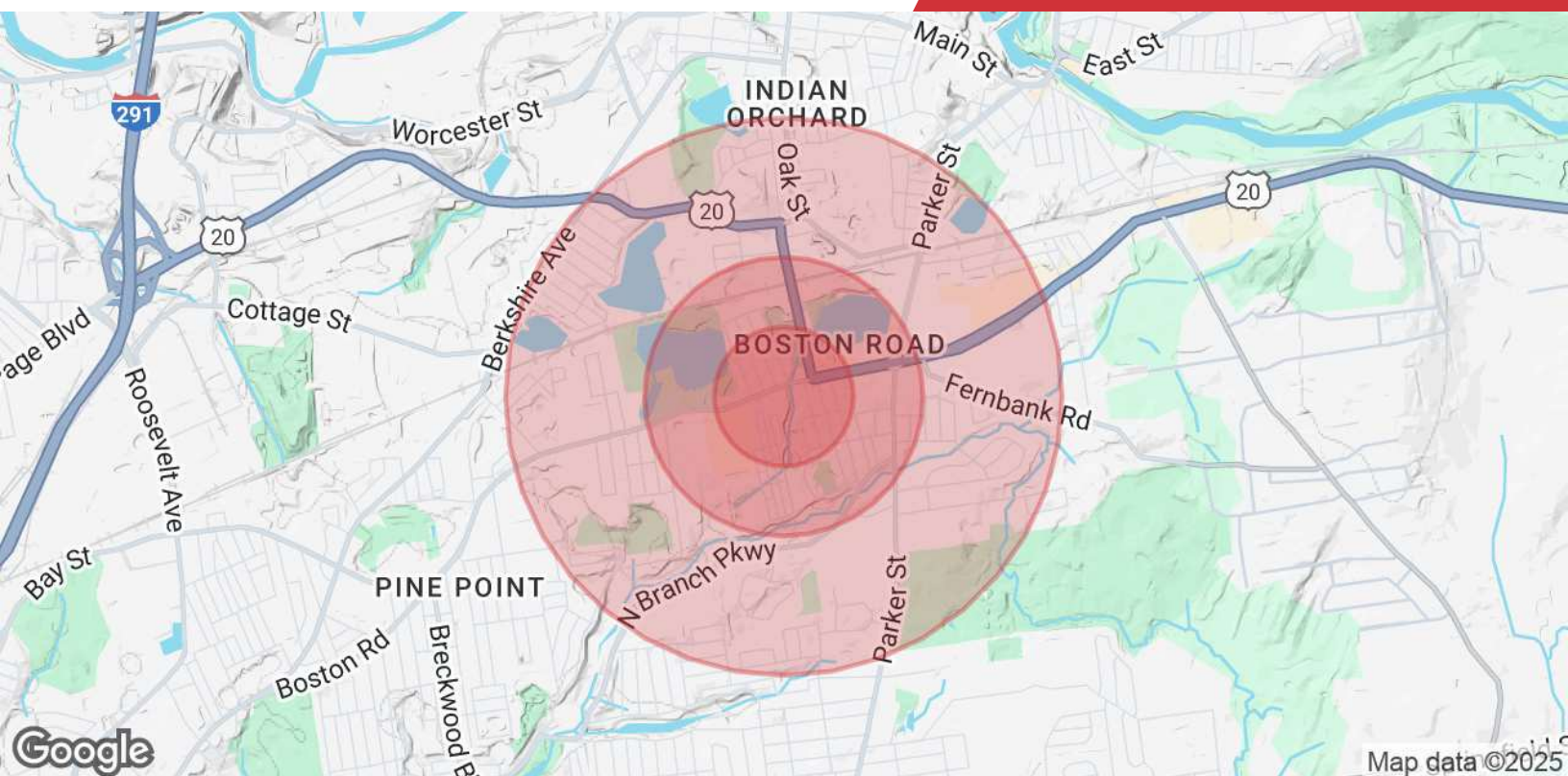
O: 413 200 6019
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	717	2,774	10,768
Average Age	38.5	38.0	37.0
Average Age (Male)	35.3	34.9	33.3
Average Age (Female)	39.7	39.5	39.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	302	1,172	4,484
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$52,085	\$53,397	\$57,493
Average House Value	\$127,415	\$133,496	\$151,915

2020 American Community Survey (ACS)