

185 WEST AVENUE

LUDLOW, MASSACHUSETTS 01056 | CO-BROKER PROPERTY BRIEF



12,855 SF	4,700+/- SF	8	55	0.71 AC
OFFICE / PROFESSIONAL	LOWER LEVEL	COMMERCIAL CONDOS	PARKING SPACES	SITE AREA

Positioning

A substantial elevator-served commercial property with an established medical/professional office configuration, multiple separately identified condominium units and additional lower-level area. Potential occupancy models include a single-user headquarters, medical or behavioral-health campus, professional offices, education/training, wellness services or multi-tenant use, subject to required approvals.

Why It Stands Out

The property combines scale, parking, highway access and existing office/clinical buildout. Three above-grade floors are served by an elevator, front and rear stair systems and multiple restroom areas. The paved site provides approximately 55 spaces, with public water and sewer.

PROPERTY SNAPSHOT

Property Type	Commercial / professional office	Year Established	1988 (public record)
Building Form	3 floors + lower level	Construction	Frame
Vertical Access	Elevator + front/rear stairs	Accessibility	Accessible per prior listing
Utilities	Public water / public sewer	Roof	Membrane
Site	Dry, level; paved parking	Location	Highway / interstate access

Prior MLS data reported an assessed value of \$2,199,500 and 2025 real estate tax of \$38,161.33. The property was previously marketed as eight separate commercial condominium units offered together as one package. All property data should be independently verified.



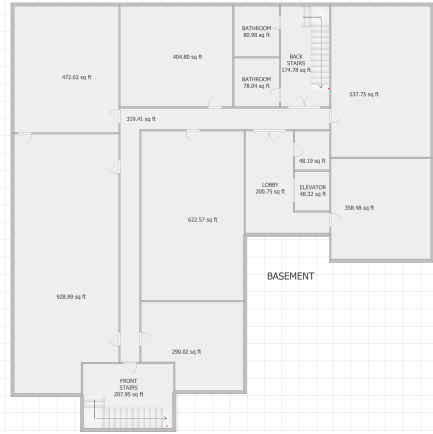
WILLIAM MARTIN

Broker | Greenfield Group Real Estate

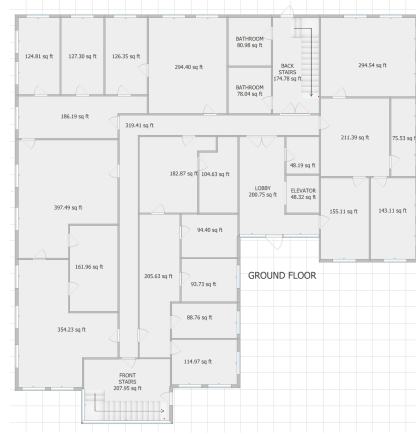
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SPACE CONFIGURATION & BROKER NOTES

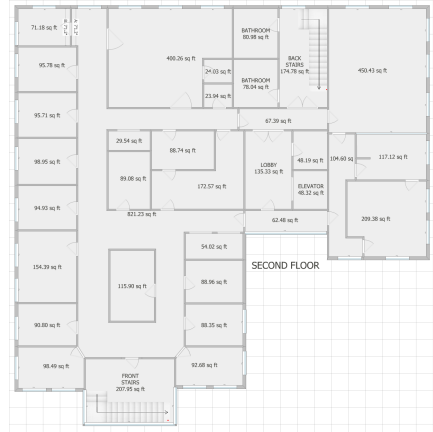
185 West Avenue | Ludlow, Massachusetts



Lower Level



Ground Floor



Second Floor



Third Floor

BROKER POSITIONING NOTES

- **Flexible ownership structure:** eight separately identified commercial condo units are positioned as a package, potentially supporting different allocation or occupancy strategies, subject to condominium documents and legal review.
- **Existing professional/clinical layout:** supplied plans show private rooms, larger open areas, corridors, bathrooms, lobby areas and elevator/stair circulation.
- **Lower-level upside:** approximately 4,700+/- SF of additional lower-level area may support storage, support functions or future build-out, subject to code and permitting.
- **Access and parking:** approximately 55 paved spaces, public transportation noted in prior marketing, and convenient highway/interstate access.

RECORDED UNIT REFERENCES

25565-127 | 25809-562 | 25809-568 | 25809-572 | 25810-322 | 25810-368 | 25810-408

Municipal-record cross-checking ties several references to Units B2, 102, 103, 104, 300 and 304. Book 25810/Page 322 and Book 25810/Page 408 should be confirmed at the Registry before assigning a specific legal purpose.

Marketing direction: Lead with scale, parking, elevator access and existing professional/clinical buildout. The secondary story is flexibility: this is more than a conventional single-suite office building and may support several occupancy strategies for the right buyer.

Prepared as a co-broker marketing brief from prior listing materials, supplied floor plans, municipal/utility records and recorded-reference research. Not a title, zoning, code or engineering representation. Buyer to perform independent due diligence.



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