



475 College Hwy

475 College Hwy, Southwick, MA 01077



Laura Ronghi

Napoli Realty LLC

93 Klaus Anderson Rd, Southwick, MA 01077

lrproperties4@gmail.com

(413) 679-2007



475 College Hwy

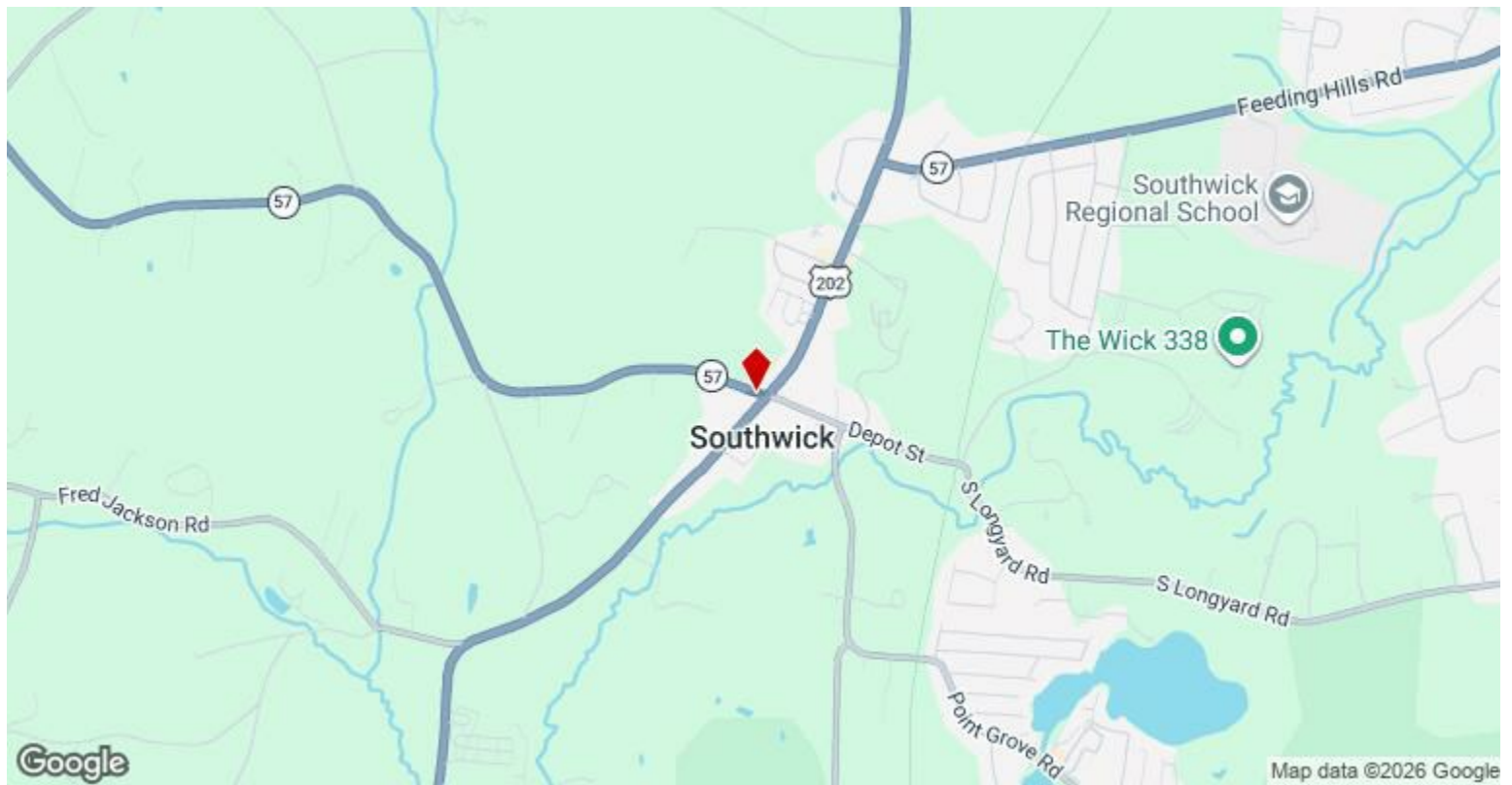
\$375,000

Seller Financing Possibility.Strategic Owner-User or Investment Opportunity — High-Visibility Commercial Asset. This versatile property features significant capital improvements and modern infrastructure, tailored for professional office, medical, or boutique retail use. The building has undergone a comprehensive renovation, including a new 200-amp electrical service, fully updated plumbing, and a new HVAC system. Structural and exterior enhancements include a newer roof with copper accents, selective siding replacement, and restored decks/entryways. The interior offers a functional, flexible layout with updated fir flooring, crown molding, and a new kitchenette, while preserving unique architectural details like the historic stained-glass windows. Situated with prominent frontage and ample parking, this turnkey asset is ideally suited for a wellness center, creative studio, or professional firm seeking a signature location with zero deferred maintenance. (Photos actual/virtually staged)...

- **Comprehensive CapEx:** Brand-new 200-amp electrical, plumbing, and HVAC.
- **Structural Upgrades:** Newer roof, copper porch, rebuilt decks, stairs, and entryway.
- **Turnkey Interior:** Asbestos remediated, new insulation, drywall, fir floors, kitchenette.
- **Site Details:** 0.39-acre lot, 5 parking spaces, high-traffic frontage.
- **Value Preservation:** Restored historic stained-glass windows.

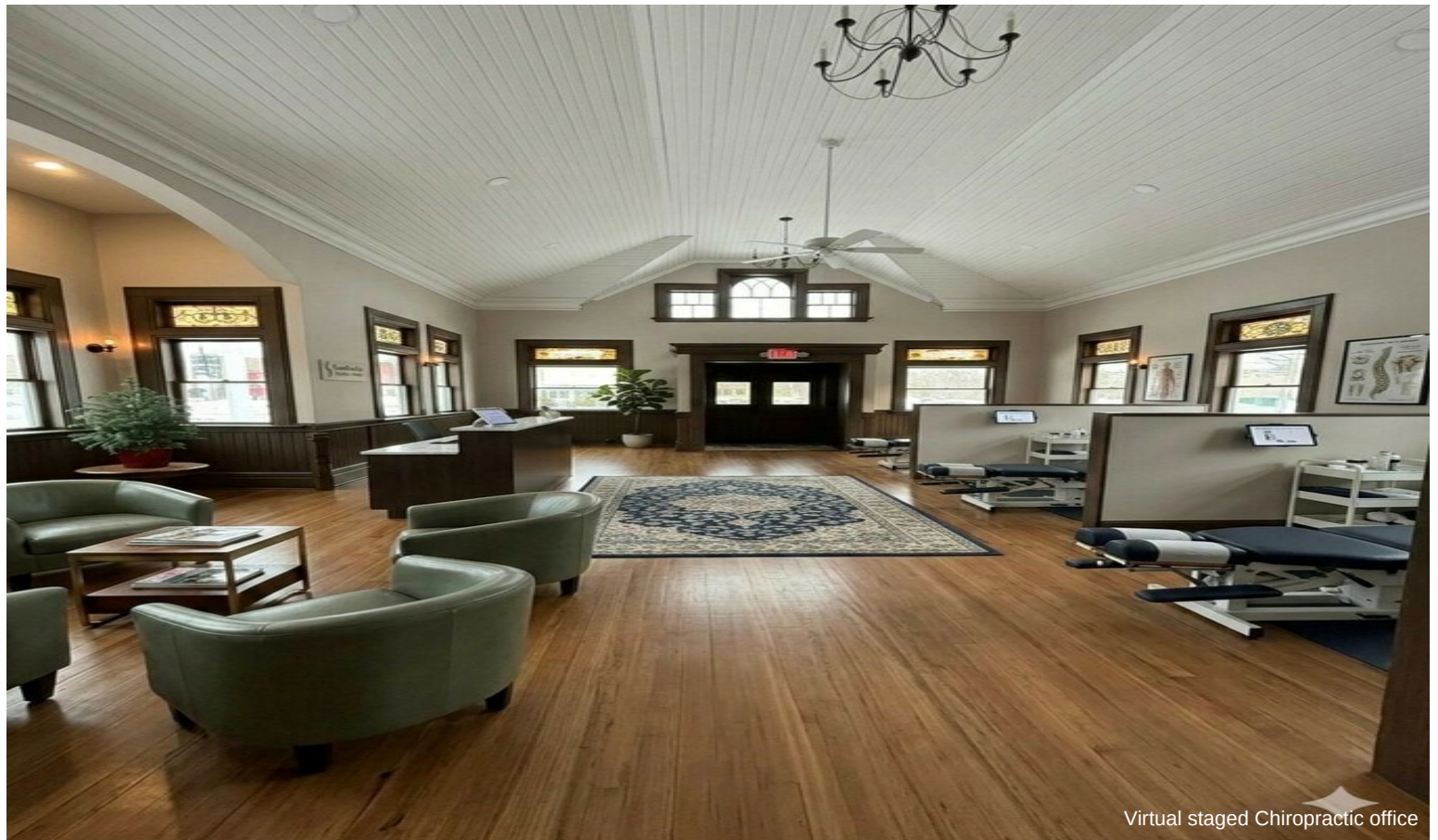
Price:	\$375,000
Property Type:	Office
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.39 AC
Gross Building Area:	1,227 SF
Rentable Building Area:	1,227 SF
No. Stories:	2
Year Built:	1900
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Zoning Description:	BR
APN / Parcel ID:	SWIC-000089-000000-000002
Walk Score ®:	20 (Somewhat friendly)





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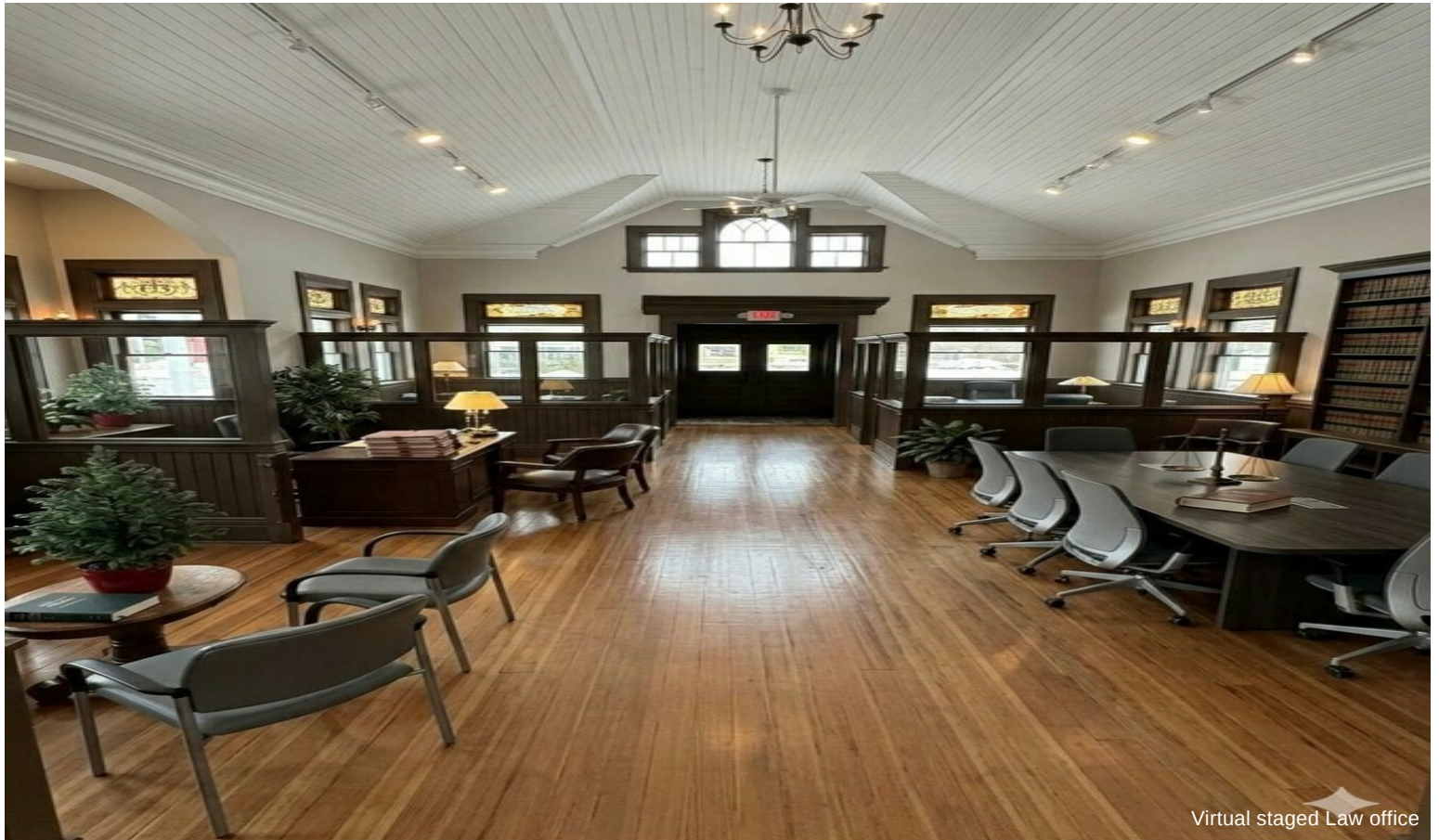
Property Photos



Property Photos



Interior Photo



Virtual staged Law office

Property Photos



Property Photos



Interior Photo



Virtually staged private office

Property Photos



Property Photos



Property Photos



Property Photos



Building Photo

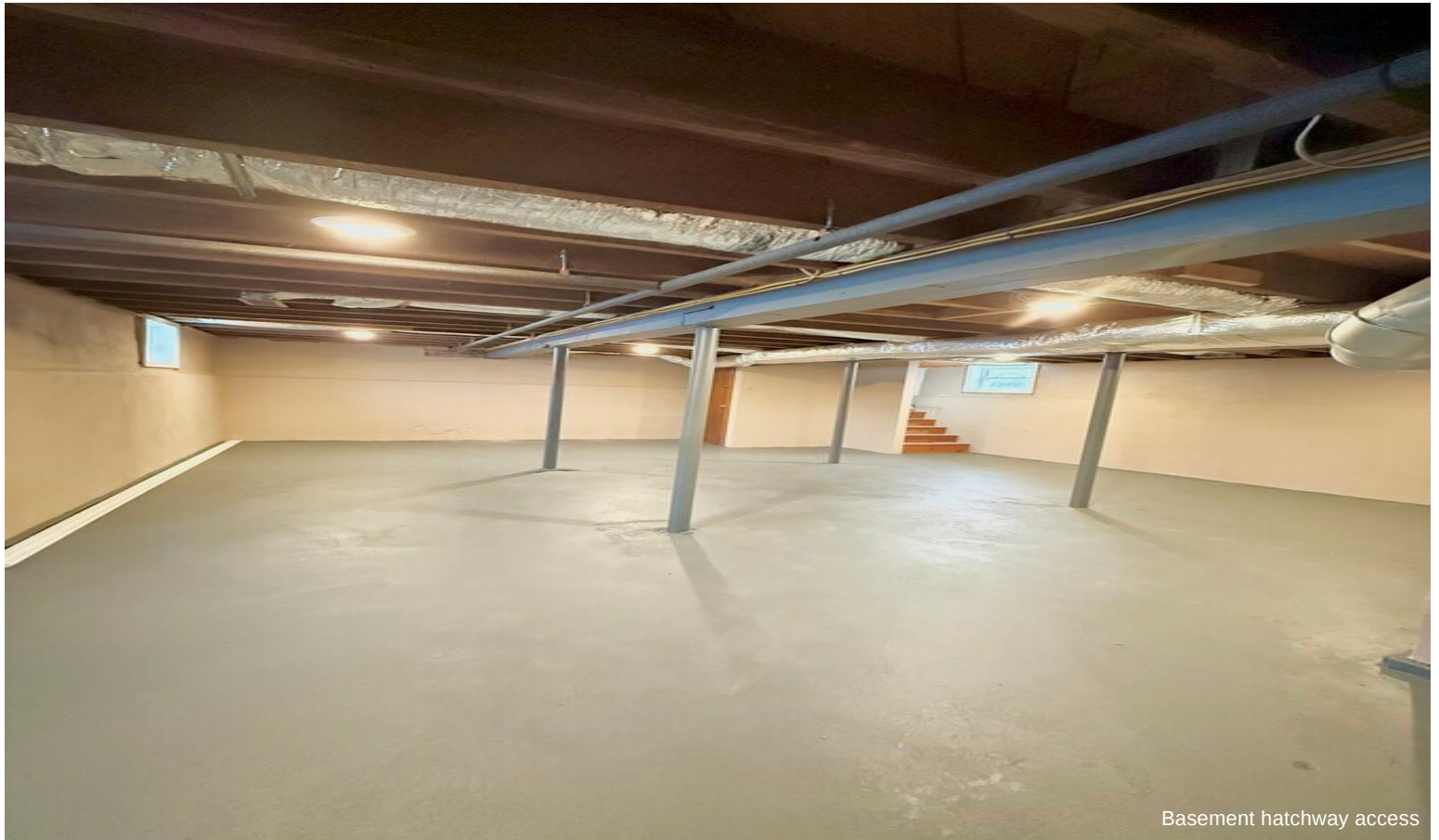


Building Photo

Property Photos

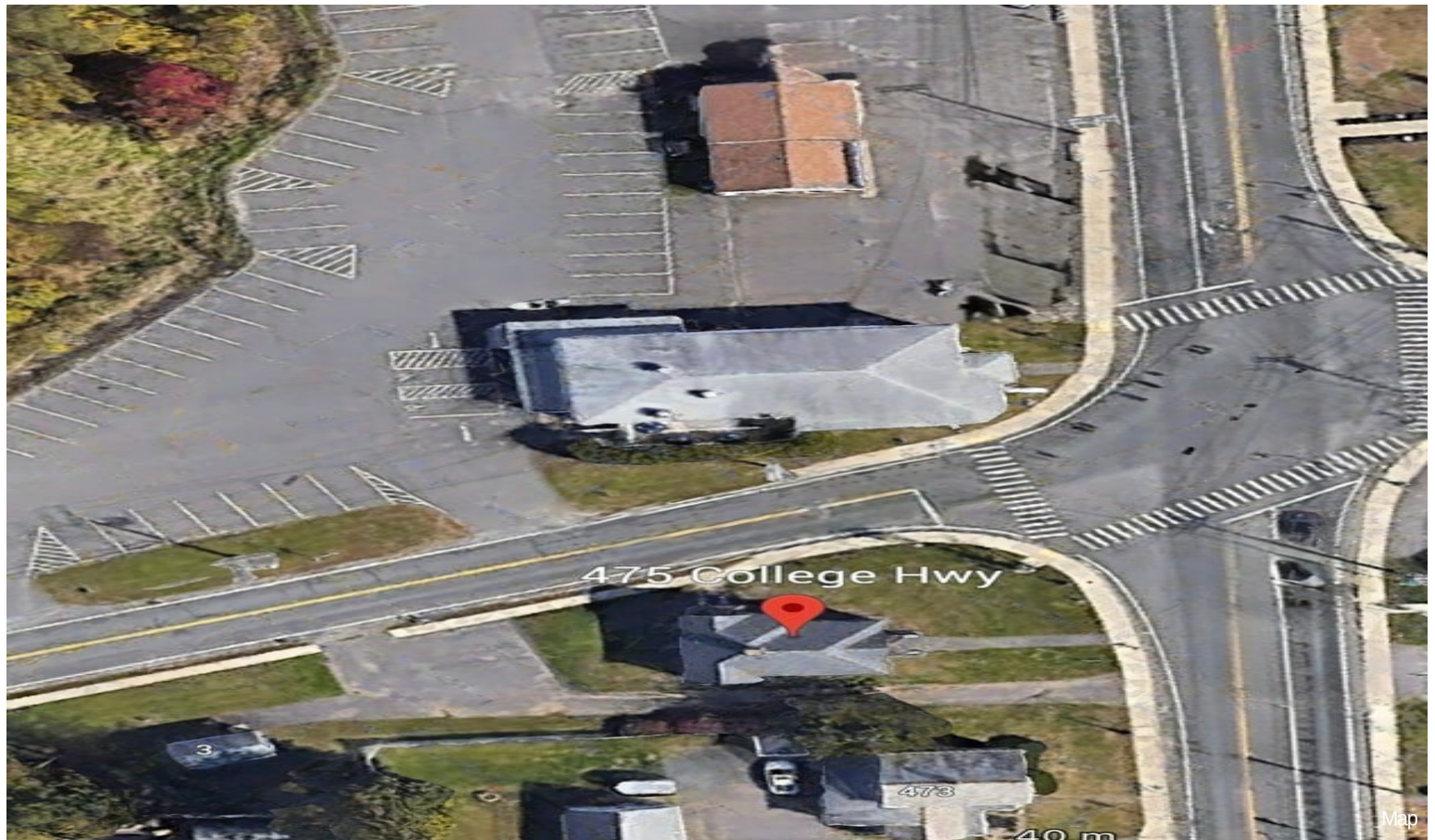
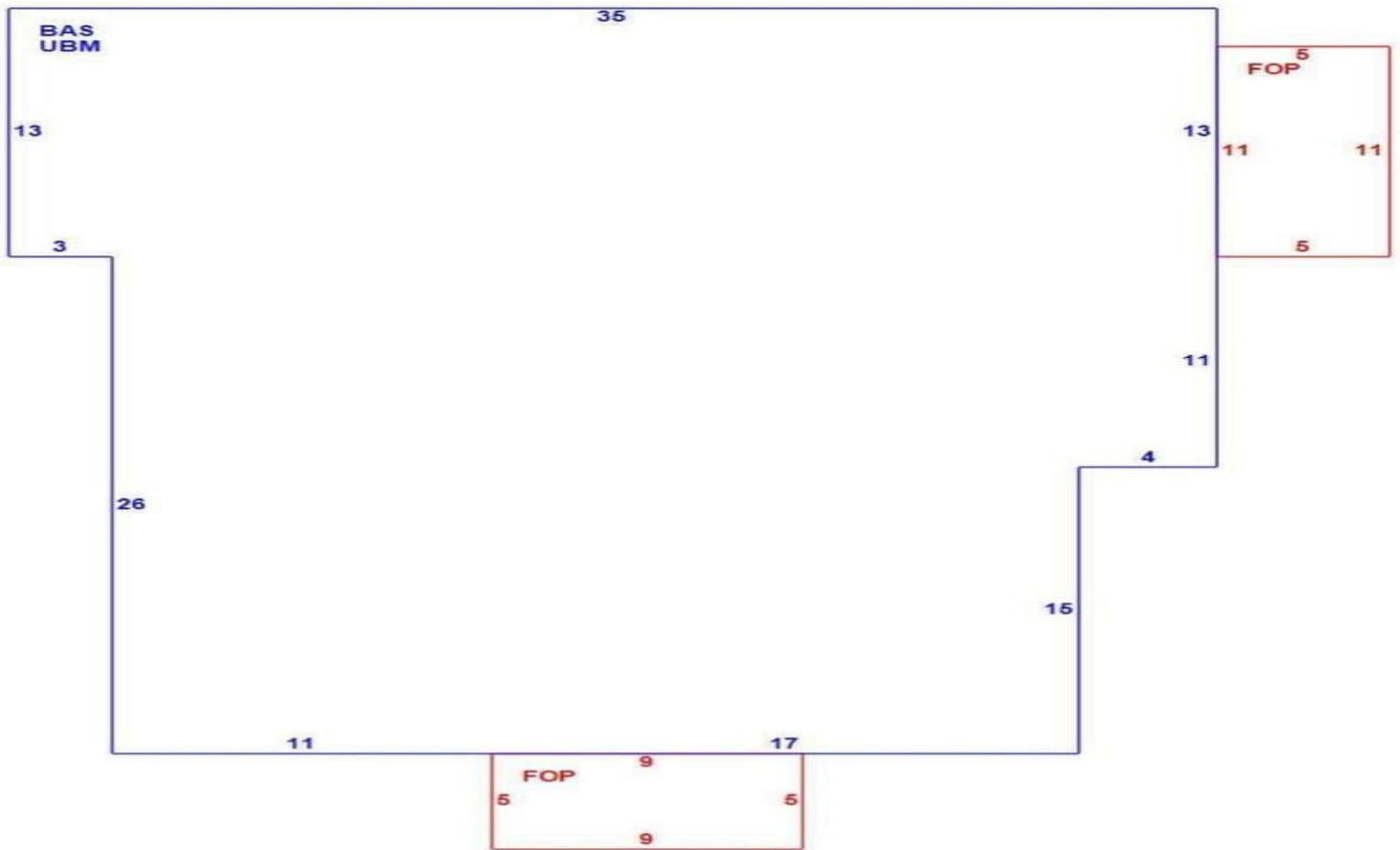


Building Photo



Basement hatchway access

Property Photos



Property Photos

