

AVAILABLE IMMEDIATELY

326 Springside Avenue

Turnkey office & flex building with a four-bay garage

PITTSFIELD · MASSACHUSETTS · 01201

Offering Memorandum

FOR SALE

\$499,000

Fee simple

FOR LEASE

\$3,500/mo

NNN · whole building

FIRST FLOOR

2,367 SF

+ 2,304 SF lower level

Skytop Asset Management

Listing Broker · MA License #1000409

(413) 429-6364 · admin@skytopre.com · [326springsideavenue.com](https://www.326springsideavenue.com)

EXECUTIVE SUMMARY

A ready-to-occupy commercial building

326 Springside Avenue is a freestanding commercial building on a corner parcel in Pittsfield's General Business district, offered for sale at \$499,000 or for lease at \$3,500 per month NNN. It is available immediately.

2,367	2,304	±960	10	0.26
FIRST FLOOR SF	LOWER LEVEL SF	GARAGE SF	PARKING SPACES	ACRE CORNER LOT

The first floor is a finished, carpeted, professionally partitioned office floor: a reception area, five private offices, a conference room, a full kitchen and break room, and three restrooms including one built to ADA standards. Nothing here needs to be imagined.

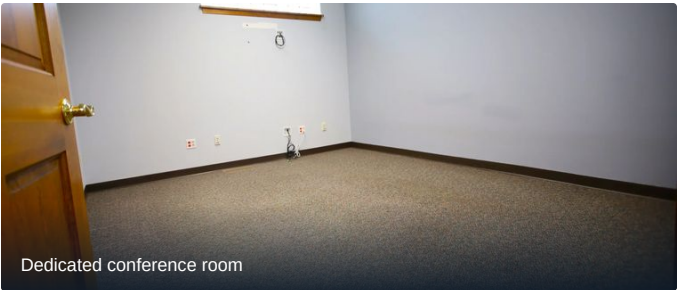
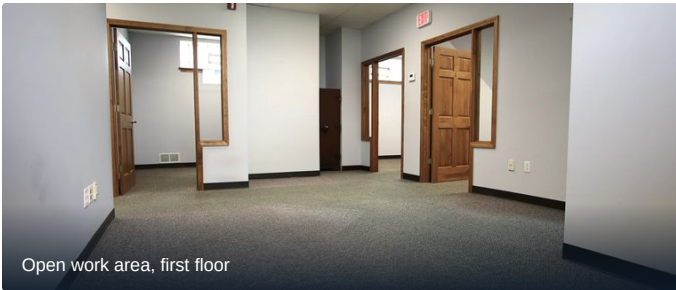
The 2,304 SF lower level is fully built out — dry, lit, and already divided into offices, a supply room, and multiple secure storage rooms. It is included with the building in both the sale and the lease. Most businesses of this size rent storage separately, off site, and manage two locations to do it.

Behind the building, a detached four-bay garage opens at grade onto a private ten-space paved lot. Contractors, service companies, and medical suppliers rarely find secured drive-in space attached to finished office on a single parcel anywhere in Berkshire County.

Security and access control are commercial grade and already installed: a fully monitored alarm system, magnetic locking, and fob credentials that can be controlled door by door. Mechanical upgrades include a new roof (2023), forced-air heat with central cooling and UV filtration, a new gas tankless water heater (June 2026), and a whole-building standby generator.

Why this building is worth a closer look

The capital items that usually govern a purchase of a building this age are already resolved. The roof was replaced in 2023. A whole-building standby generator is installed. The domestic hot water heater is new as of June 2026. The HVAC carries UV bulb filtration in the air handlers. The security and access-control system is commercial grade and in place. The FY2026 real estate tax bill is \$5,717.43 for the year.



INVESTMENT HIGHLIGHTS

Eight reasons this building trades

- **Vacant and available immediately.** No delivery date to negotiate around. Occupancy follows closing or signature.
- **Finished office space.** Reception, five private offices, conference room, kitchen, and restrooms already in place.
- **Roof replaced in 2023.** The single largest capital item on a building of this age is retired before you own it.
- **Full lower level included.** 2,304 SF of finished offices and secure storage directly beneath the first floor, included in both the sale and the lease.
- **Four-bay drive-in garage.** ±960 SF of secured grade-level storage or fleet parking on the same parcel, fed by a private concrete drive.
- **Commercial-grade security.** Fully monitored alarm system, magnetic locking on fob credentials, and permissions assignable by door.
- **Updated systems.** Central air conditioning with UV filtration, tankless hot water new in June 2026, and a whole-building standby generator.
- **Permissive B-G zoning.** A broad range of commercial uses is permitted, multifamily dwellings are allowed, and the district imposes no minimum lot size and no minimum yard requirements.

Who this building serves

Finished professional office on the first floor, secure storage below it, and drive-in garage bays behind it. Few buildings at this scale offer all three on one parcel, and the occupiers who need all three rarely find them together.

TARGET OCCUPIERS	
Professional services	Law, accounting, insurance, financial advisory, engineering, architecture — the private-office-plus-conference-room layout is already drawn.
Medical & behavioral health	Five private offices, a conference room, reception, ADA restroom, fob entry, and UV-filtered air handling, three minutes from Berkshire Medical Center.
Contractors & service firms	Front office for estimators and dispatch, four garage bays for trucks and materials, secure lower-level storage, and generator-backed power.
Nonprofits	Program space, private counseling offices, a reception room for visitors, and a full kitchen.
Owner-users	Buy rather than rent and direct the payment toward an asset you hold. SBA 504 financing is built for owner-occupants of this profile.
Investors & developers	A complete in-place fit-out with a new roof and current systems, with the breadth of B-G zoning.

PROPERTY SPECIFICATIONS

Building, site, and systems

BUILDING

First Floor	2,367 SF (2,304 SF plus a 63 SF entry vestibule)
Lower Level	2,304 SF additional — included
Detached Garage	±960 SF — four grade-level bays, unheated
Stories	One story over a full lower level
Year Built	1950
Construction	Wood frame / joist on block foundation, mansard shingle roof
Roof	New roof installed 2023
First Floor Wall Height	±12' structural / ±9' finished ceiling
Lower Level Ceiling	±8'
Restrooms	Three on the first floor, including one ADA-accessible
Sprinklered	Not sprinklered

SYSTEMS & UTILITIES

Heating	Natural gas forced hot air
Cooling	Central air with UV filtration
Domestic Hot Water	Gas tankless — new June 2026
Standby Power	Whole-building generator
Water & Sewer	Municipal — City of Pittsfield
Data / Telecom	Dedicated IT room

SITE & PARKING

Lot Size	11,211 SF (0.2574 acres) per assessor
Frontage	Corner of Springside Avenue and Westminster Street
Parking Spaces	10 surface spaces on a private paved lot
Paved Area	2,000 SF asphalt lot plus concrete drive
Signage	Building-mounted band on the Springside Avenue frontage

SECURITY & ACCESS CONTROL

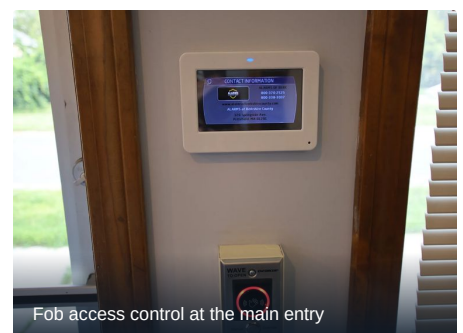
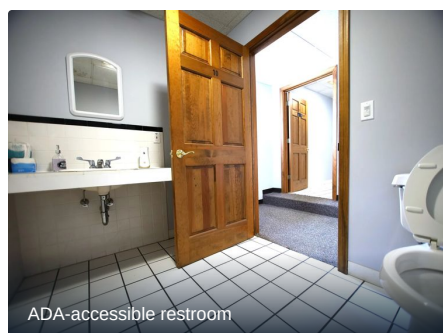
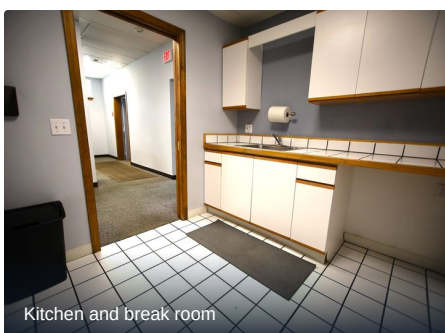
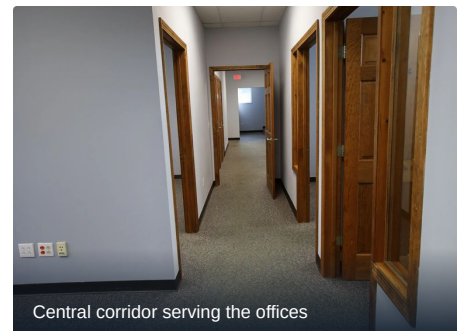
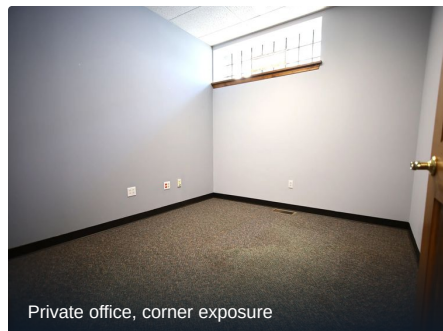
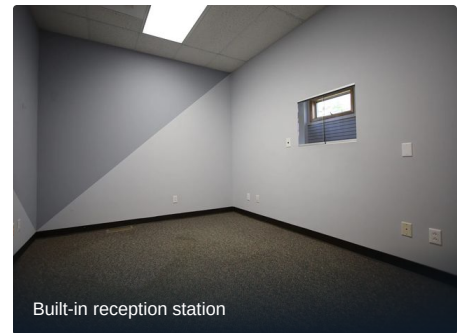
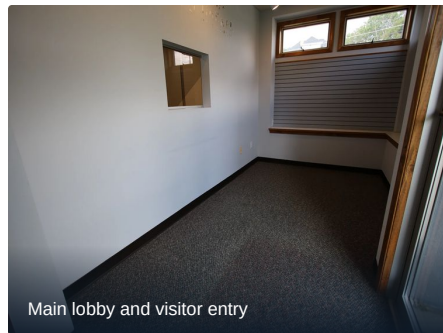
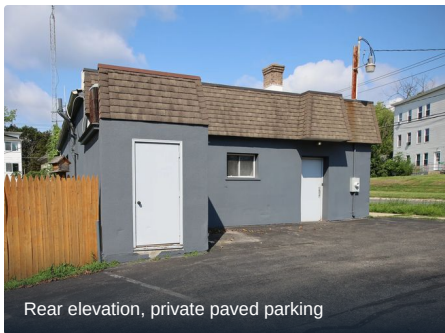
Alarm	Fully monitored alarm system covering the building
Entry	Magnetic door locking with fob credential access
Credential Control	Fob permissions assigned by door, so access can be limited by area

ZONING & ASSESSMENT

Zoning	B-G — General Business (City of Pittsfield)
Dimensional Controls	No minimum lot size and no minimum yard requirements
Permitted Uses	Broad commercial uses; multifamily dwellings also permitted
Parcel ID	J11-0002-018
Use Class	340 — Commercial
FY2026 Assessed Value	\$154,400 (\$58,500 land / \$95,900 building)
FY2026 Commercial Rate	\$36.90 per \$1,000 of assessed value
FY2026 Real Estate Tax	\$5,717.43 per year

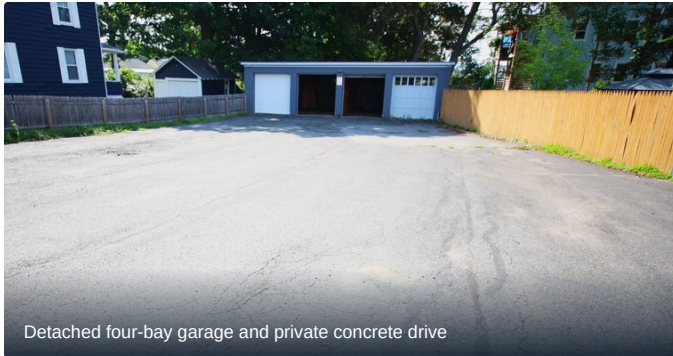
PROPERTY PHOTOGRAPHS

Exterior & first floor

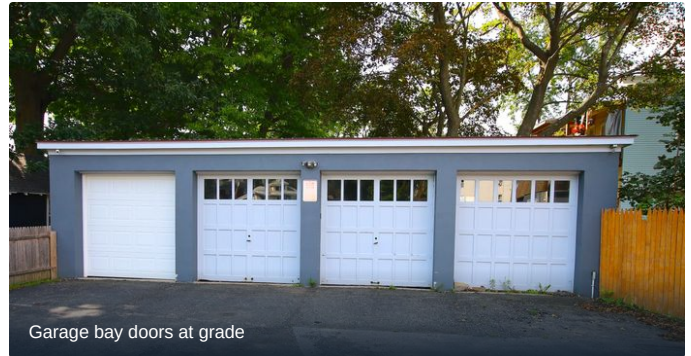


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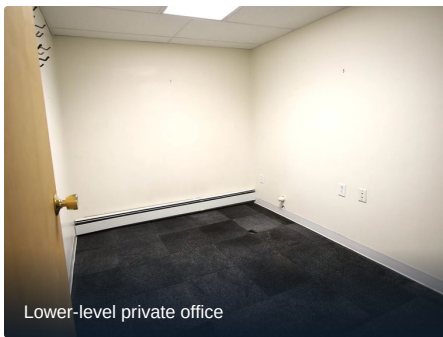
Lower level, garage & systems



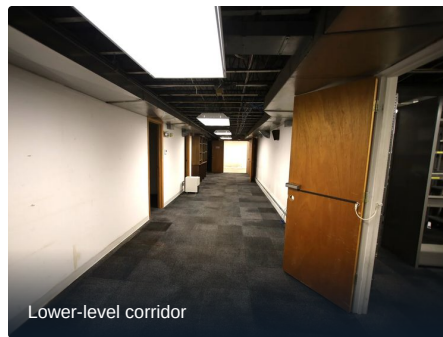
Detached four-bay garage and private concrete drive



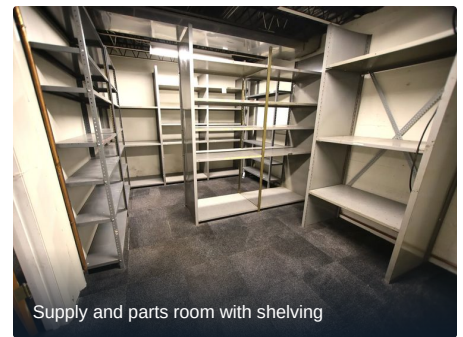
Garage bay doors at grade



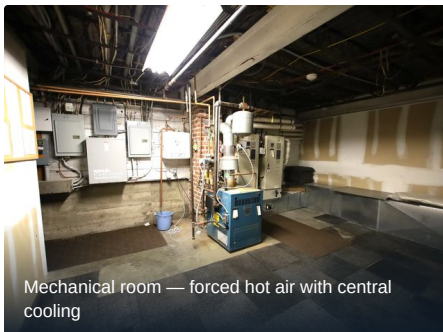
Lower-level private office



Lower-level corridor



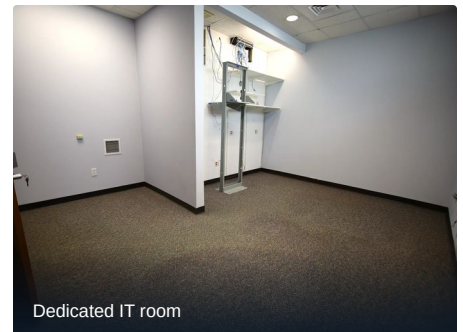
Supply and parts room with shelving



Mechanical room — forced hot air with central cooling



Gas tankless water heater, new June 2026



Dedicated IT room

The complete photographic set — 42 images covering every room, both levels, the garage, and all building systems — is available at 326springsideavenue.com and in the downloadable property package.

LOCATION

Why this corner of Pittsfield

326 Springside Avenue sits on a corner parcel in an established Pittsfield commercial corridor on the city's northeast side. Berkshire Medical Center — the region's dominant hospital campus and largest employer — is under a mile away. North Street, which carries US Route 7 through the city, is a three-minute drive. Springside Park, Pittsfield's largest at 237 acres, is a mile north. The surrounding neighborhood mixes small commercial buildings with dense residential, which means both a workforce and a customer base close at hand.

DISTANCES & NEARBY ANCHORS

Berkshire Medical Center

725 North Street · 198 staffed beds

0.9 mi

3 min

Springside Park

237 acres — Pittsfield's largest park

1.0 mi

3 min

North Street (US Route 7)

Primary north–south Berkshire corridor

1.2 mi

3 min

Downtown Pittsfield

Park Square — retail, dining, courthouse

1.7 mi

5 min

Allendale Shopping Center

Routes 8 & 9 retail node

2.0 mi

5 min

Pittsfield Municipal Airport

General aviation

5.8 mi

14 min

Mass Turnpike (I-90) Exit 2

Lee — interstate access

13 mi

27 min

Albany International Airport

Nearest commercial air service

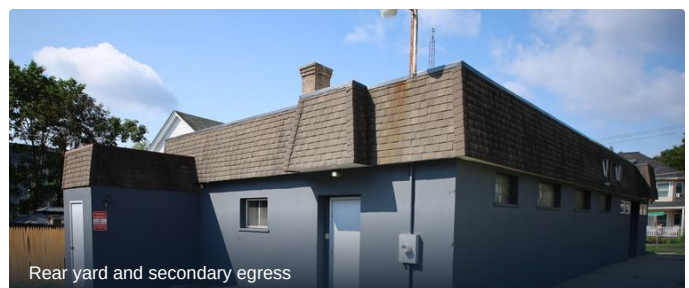
47 mi

1 hr 17 min

Driving distances and times geocoded against US Census Bureau address data and routed over OpenStreetMap road data. Times assume typical conditions.

Zoning gives the building a second life

B-G, General Business, is one of Pittsfield's more permissive districts. It permits a wide range of commercial uses as well as multifamily dwellings, and it imposes no minimum lot size and no minimum yard requirements. For a buyer, that breadth means the building's future is not locked to its present use, and a change of direction later is a business decision rather than a zoning fight.



NEXT STEPS

Arrange a tour

Skytop Asset Management

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Phone (413) 429-6364
Email admin@skytopre.com
Web 326springsideavenue.com
Property 326 Springside Avenue,
Pittsfield, MA 01201

OFFERING TERMS

Sale Price	\$499,000
Lease Rate	\$3,500 per month
Lease Structure	NNN
Space Offered	First floor plus full lower level, garage and parking included
Availability	Immediately
Interest Offered	Fee simple

Full photo set, floor plans, and two Matterport 3D tours

Walk both levels yourself, download the plans and public records, and inquire directly.

326springsideavenue.com

DISCLAIMER

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable, including the City of Pittsfield assessor's records and information provided by ownership. Skytop Asset Management makes no representation or warranty, express or implied, as to the accuracy or completeness of this information, and it should not be relied upon as a substitute for independent investigation.

Square footage figures are approximate and derived from public record. Building and garage areas, lot area, electrical and generator capacity, and system conditions are stated as understood and are subject to verification.

All prospective purchasers and tenants should conduct their own independent due diligence and verify all information, including but not limited to zoning, permitted use, building condition, systems capacity, environmental condition, and area measurements. Prospective purchasers and tenants are advised to consult their own legal, tax, engineering, and financial advisors. Pricing and availability are subject to change or withdrawal without notice. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to buy or lease where prohibited by law, and creates no obligation on the part of ownership or Skytop Asset Management.

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