

Chester J. Ardolino
Berkshire Hathaway HomeServices Realty Professionals
413-221-0310



MLS # 73560168 - Active
Commercial/Industrial - Commercial

LOT (193) West St
Ware, MA: Ware Center, 01082
Hampshire County

List Price: **\$95,000**

Directions: **RT 32 in emerging Ware, MA surrounded by many regional and national chain businesses**

Land Lease Opportunity on Hghly Traveled RT 32 in Emerging Ware, MA! Position your business at one of Ware's premier commercial locations! Situated along busy Route 32 (West Street), this highly visible commercial property benefits from approximately **11,000 vehicles per day****, offering outstanding exposure to local residents, commuters, and visitors traveling throughout the Quaboag Valley. West Street serves as Ware's primary retail corridor and provides convenient access to Interstate 90 (Massachusetts Turnpike), Route 9, and the surrounding communities of Palmer, Belchertown, Hardwick, Warren, Brookfield, and beyond. The property is surrounded by an established mix of successful national and regional retailers including ****Walmart Supercenter, Lowe's, Walgreens, Big Y, McDonald's, Dunkin', Taco Bell, Cumberland Farms, Tractor Supply****, and numerous other retail, restaurant, and service businesses that draw consistent customer traffic throughout the day. Serving a trade area of approximately ****13,500 residents within five miles****, with a daytime population of roughly ****15,000****, this location offers an exceptional opportunity for retail, restaurant, medical, automotive, professional office, or mixed-use commercial development. Strong household incomes, a stable year-round customer base, and Ware's role as the commercial hub for the surrounding region make this an ideal site for both national and regional operators seeking to expand into Central and Western Massachusetts. Whether you're looking to develop, lease, or establish a flagship location, ****193 West Street**** offers the visibility, accessibility, and surrounding commercial synergy that today's retailers and investors demand. Opportunities along Ware's primary commercial corridor are limited—don't miss the chance to secure a strategic location in one of the area's most established retail destinations.**

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Lease Lease Type: Ground Lease, Triple Net Lease (NNN) Lease Price Includes: Lease: No Exchange: No Sublet: No 21E on File: No
Office:	1	43,560	Bldg: \$0	
Retail:	1	43,560	Total: \$0	
Warehouse:	0	0	# Buildings: 0	
Manufacturing:	0	0	# Stories: 0	
Total:			# Units:	
Disclosures: Land Lease Opportunity on Hghly Traveled RT 32 in Emerging Ware MA next to Cumberland Farms Gas and Convenience Store. Land Lease 95k NNN Yearly				

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 43,560 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1	Depth:	Lien & Encumb:
Survey:	Subdivide: Yes	Undgrnd Tank:
Plat Plan:	Parking Spaces: 100	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Location: **Suburban, Free Standing, Highway Access, Central Business District**
 Parking Features: **21+ Spaces**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **2026**
 Year Established Source: **Owner**

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$0** Tax Year: **2026**
 Book: **0** Page: **0**

Cert:
Zoning Code: **BA**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Berkshire Hathaway HomeServices Realty Professionals**  (413) 596-6711

Listing Agent: **Chester Ardolino**  (413) 221-0310

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **ER w/ Named Exclusion, Exclusive Right to Lease**

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent**

Showing: Buyer's Broker: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions: **Very Easy to Show Contact List Agent 413-221-0310**

Market Information

Listing Date: **8/6/2026**

Days on Market: Property has been on the market for a total of **11** day(s)

Expiration Date: **11/30/2026**

Original Price: **\$95,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **11** day(s)

Office Market Time: Office has listed this property for **11** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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