

IN CONJUNCTION WITH



# RECIION

Commercial Real Estate

24 CLIFTON STREET  
WESTFIELD, MA 01085

**SALE PACKAGE**



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# PROPERTY OVERVIEW

Region Commercial in conjunction with Colliers is pleased to offer on an exclusive basis, 24 Clifton Avenue, Westfield, MA, available for sale. The property consists of an approximately 3,310 square foot building on 0.72 acres.

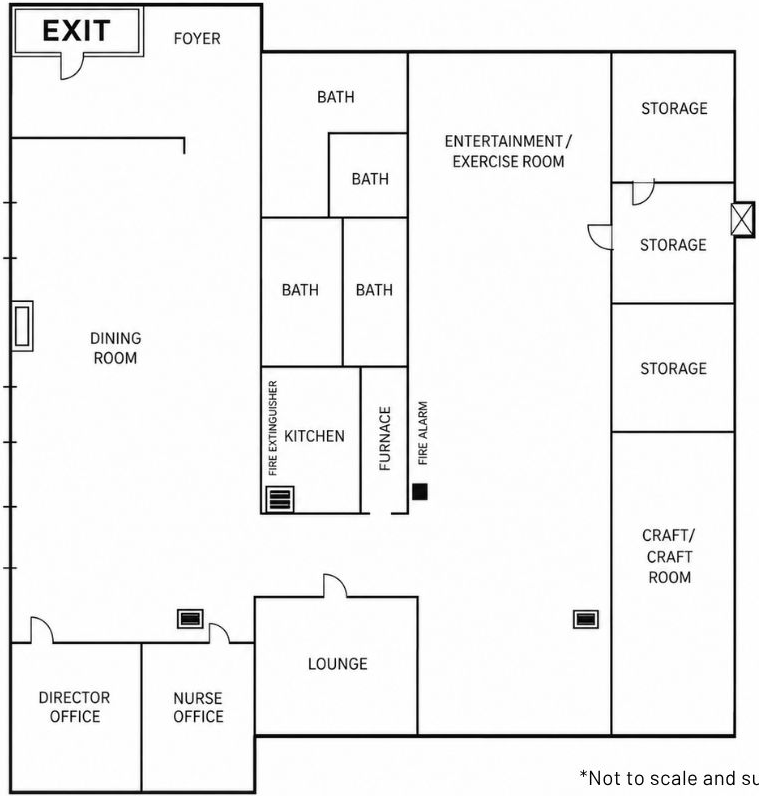
The Property is located within an established commercial area of Westfield and offers a functional layout suitable for office or medical use. Its site configuration provides accessibility for day-to-day operations and supports a variety of owner-user or investment opportunities within a well-positioned commercial and retail setting.

Conveniently located near Route 20, Interstate 90 (Mass Pike), and Interstate 91, the Property benefits from strong regional connectivity throughout Western Massachusetts and the greater Springfield market. Its proximity to surrounding commercial and national retail users enhances accessibility and long-term utility for a range of business operations.

# BUILDING & SITE DETAILS

Square Footage	3,310 SF
Taxes	\$8,771
Stories	1
Roof	Tar & Gravel
Roof Age	5 years old
Year Built	1971
Land Area	0.72 Acres
Flooring	Carpet
Recent Improvement Projects	2021- removal of an underground tank & replacement of the HVAC system

Frontage	124'
Ceilings	9'
On-site Parking	Ample On-Site Parking
Basement	No
Water & Sewer	Municipal
Electric & Gas Provider	Municipal
Heat	Forced Air-Duc
AC	Central
Zoning	Business B



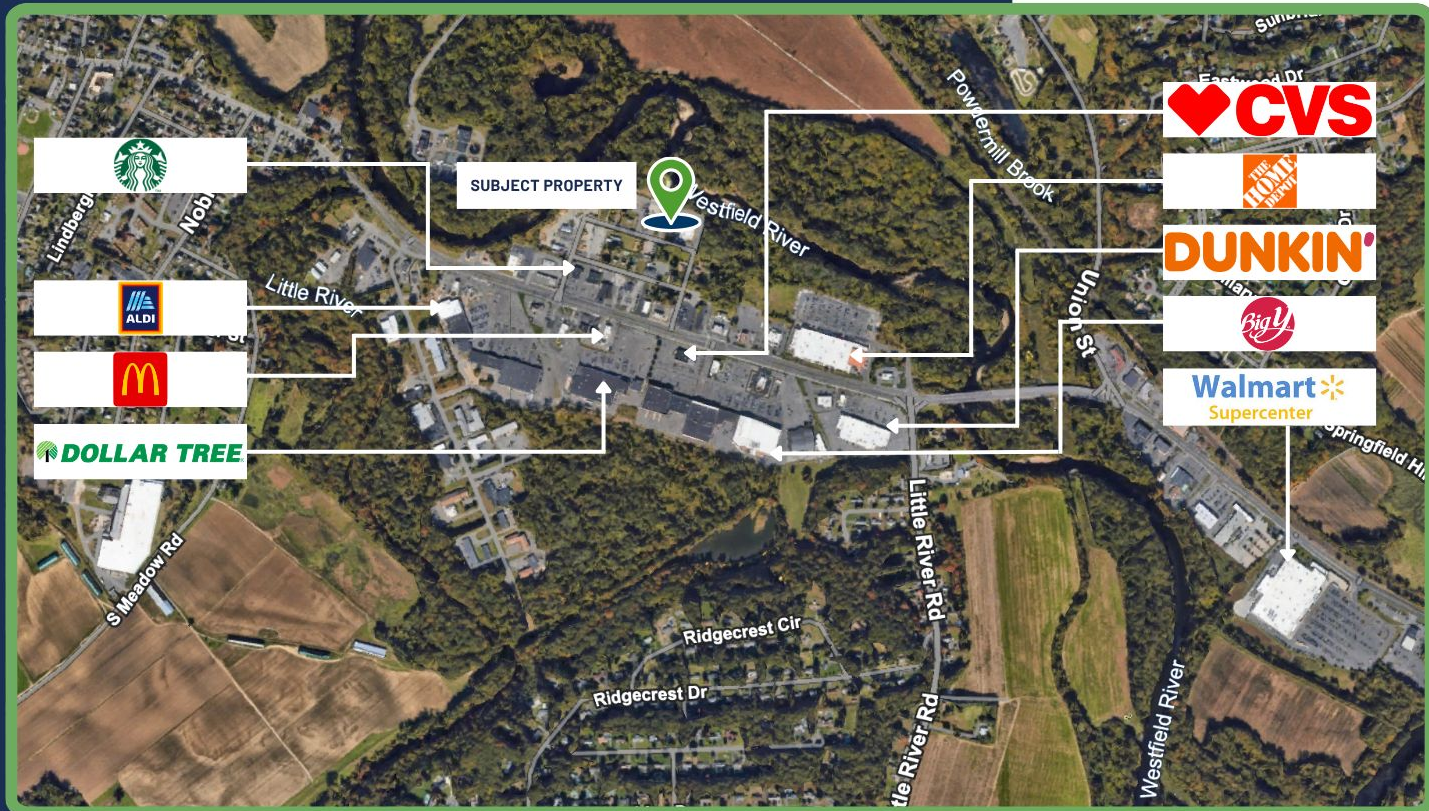
\*Not to scale and subject to verification

# FLOOR PLAN



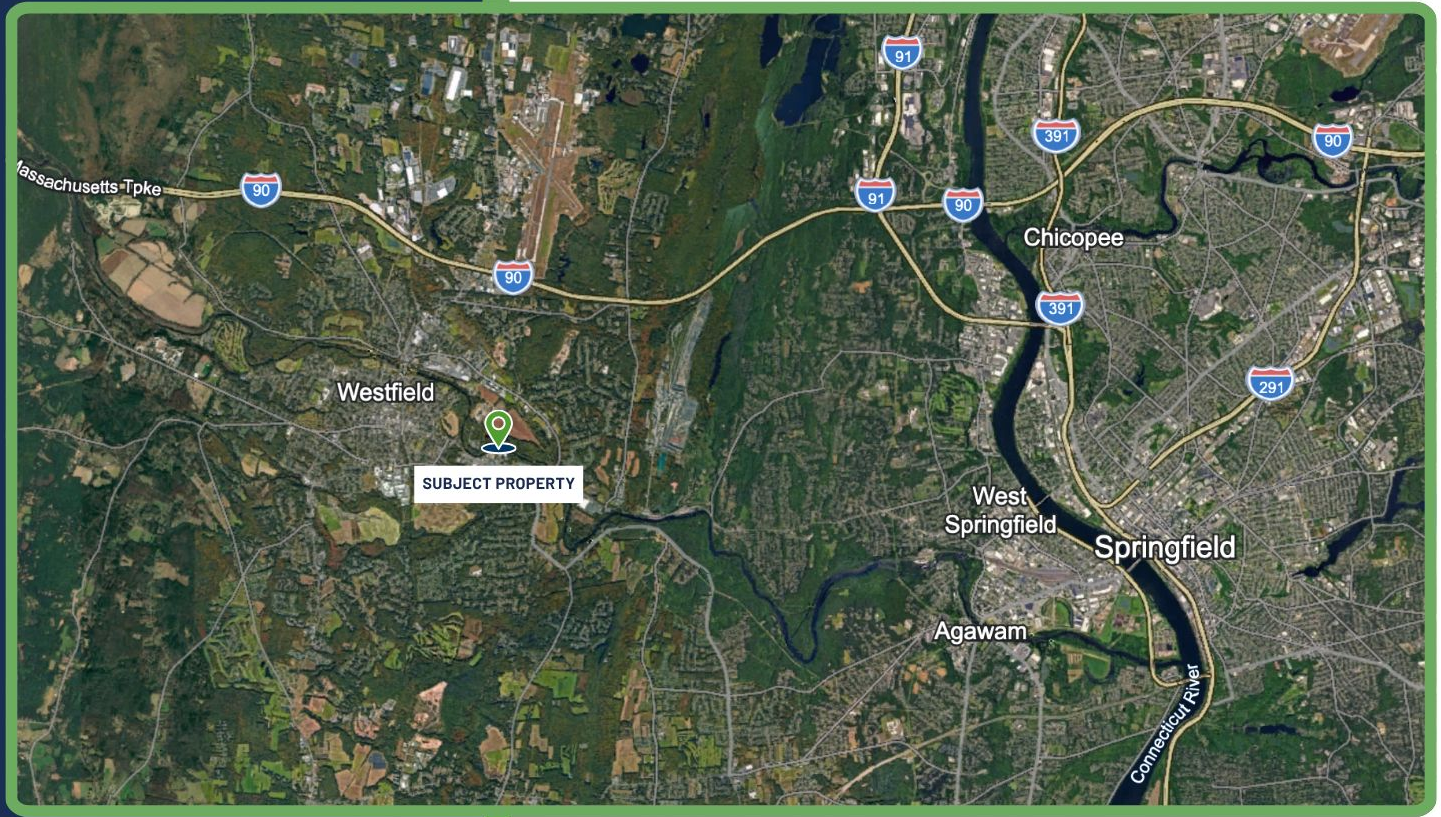
**SITE MAP**

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# AREA MAP

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# REGIONAL MAP

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