

Brokers
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KING & NEWTON

COMMERCIAL REAL ESTATE

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FOR SALE

**334 Park Street
West Springfield, MA**



IMPROVEMENTS:	Property consists of a one story masonry automotive retail building containing 2,056/sf. There are three bays with three overhead doors (10' x 10'), with a customer waiting area, small shop office, & storage area. There are two rest rooms but with access from the outside. The building could accommodate a variety of uses. Built in 1954.
SELLING PRICE:	\$375,000
EQUIPMENT:	Three automotive lifts, compressor, waste oil heater to remain for use in "as is" for use condition.
CEILING HEIGHT:	12' clear.
EXTERIOR:	Brick / Concrete Block / Plate Glass
ROOF:	Gable with shingles (±8 years old a/p/o)
ELECTRICAL:	200 amp service
HVAC:	There are two central heating systems: Waste oil furnace that burns waste oil; Newer gas-fired furnace. No central air conditioning
LAND AREA:	17,729/sf. (0.41 acres) with ±173' frontage on Park Street near the intersection of River St, South Boulevard, and Park Street. Light is about 150' west of the site. There are two curb cuts.
UNDERGROUND TANKS (UST):	All underground gas tanks have been removed earlier this year.
ACCESS / VISIBILITY:	Excellent / Excellent
PARKING:	±15 - 20 cars
ENVIRONS:	Mostly office, convenience stores, gas stations, and some residential. Site located just outside the center of town and with easy access to Springfield, and highways.
ZONE:	Business A
WATER \ SEWER:	Municipal / Municipal
ELECTRIC / GAS:	WMECO / Baystate Gas
ASSESSMENT / RATE:	\$187.400 (FY'16) / \$33.21 (FY'16)
TAXES:	\$6,224 / (\$3.02/sf) (16)
COMMENTS:	As per owner it only cost about \$25 per month for utilities by using Waste Oil furnace. Great location with excellent visibility and access. .

MAPLE PLACE 155 MAPLE STREET SUITE 306 SPRINGFIELD, MA 01105-1828

The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

MORTGAGE INSPECTION

To: SANDRI REALTY, INC.
BULKLEY, RICHARDSON AND GOWANS, LLP
AND FIRST AMERICAN TITLE INSURANCE CO.

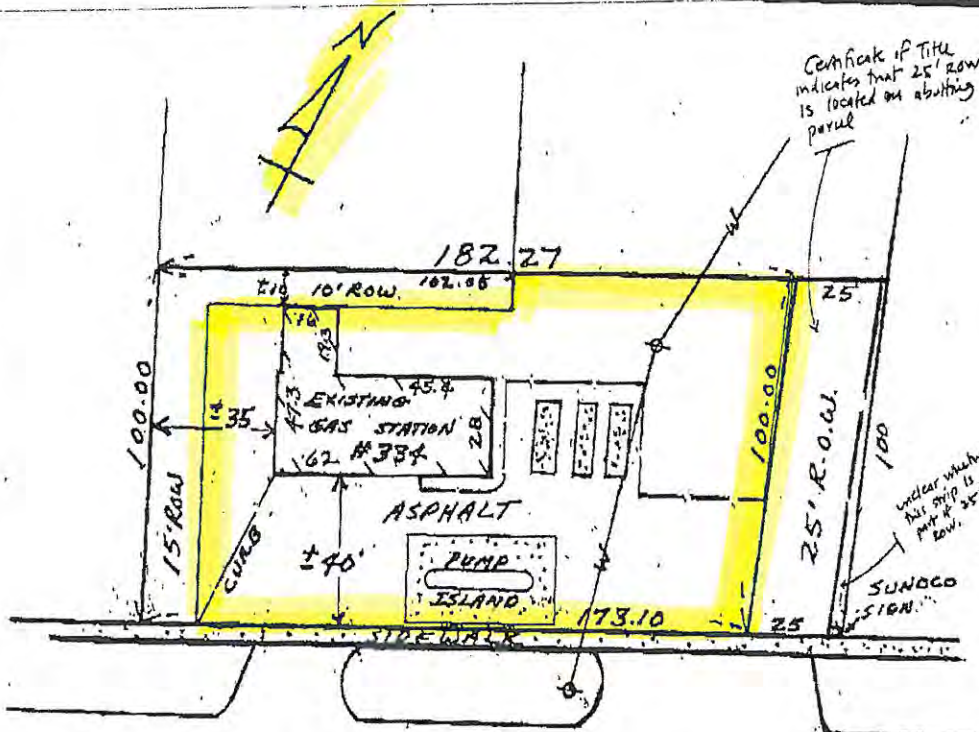
I hereby report that I have examined the premises and that this inspection plan shows the premises described, that the buildings are entirely within the property lines and that there are no encroachments upon the premises described by buildings of any adjoining premises, except as indicated. I further report that to the best of my knowledge, there are no easements of record affecting the

tract shown hereon, except as noted, and that this property is NOT located in an established flood hazard zone of 0-100 year's frequency (Zone A).

John K. Somers

Location:

334 PARK STREET
WEST SPRINGFIELD, MA.



PARK STREET
LEGEND
 ○ UTILITY POLE
 -W- OVERHEAD WIRES
 --- EDGE OF ASPHALT
 [Hatched Box] CONCRETE

AREA
 17749 S.F.
BUILDING COVERAGE
 2045 SF (11.5%)

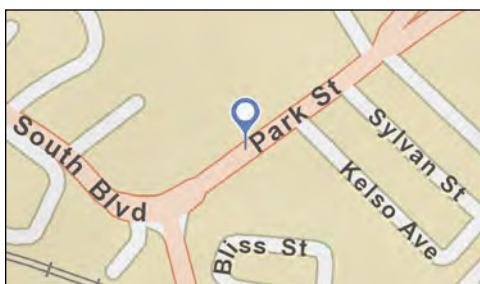
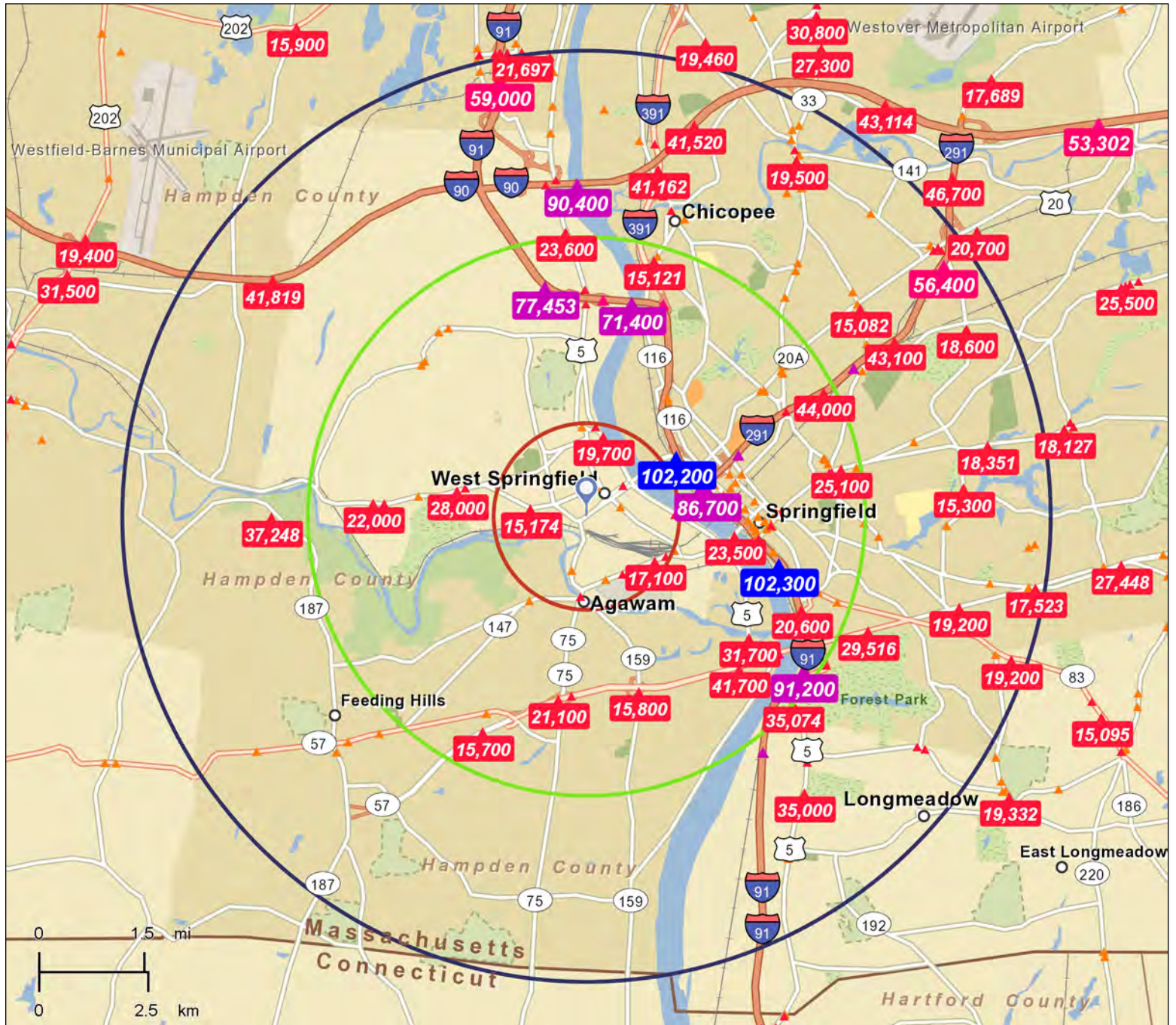
Deed Ref: Book 4374 Page 212

Please Note: This plan is for mortgage purposes only and is not a complete property survey. It is compiled from deed dimensions, existing plans and other sources of information. This plan is not to be used to establish property lines to erect fences or hedges, etc., and is subject to change as a more accurate survey may disclose.

John K. Somers
 Professional Land Surveyor
 180 Great Plains Road • P.O. Box 1083
 West Springfield, MA 01080-1083
 413/708-1481 • FAX 413/739-1839

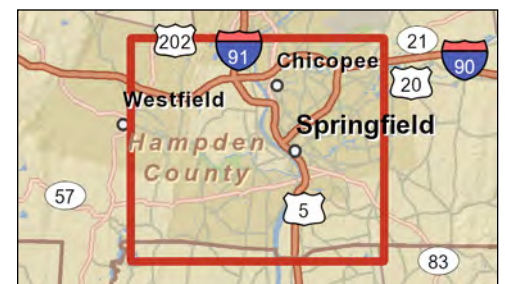


Date: 11-3-98
 Scale: 1" = 30'



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

December 16, 2014

Made with Esri Business Analyst



Executive Summary

334 Park St, West Springfield, Massachusetts, 01089

Rings: 1, 3, 5 mile radii

Latitude: 42.10227
Longitude: -72.62555

	1 mile	3 mile	5 mile
Population			
2000 Population	13,746	90,293	203,970
2010 Population	13,703	90,752	205,468
2014 Population	13,834	91,226	206,416
2019 Population	14,020	92,050	208,019
2000-2010 Annual Rate	-0.03%	0.05%	0.07%
2010-2014 Annual Rate	0.22%	0.12%	0.11%
2014-2019 Annual Rate	0.27%	0.18%	0.15%
2014 Male Population	48.8%	48.0%	47.8%
2014 Female Population	51.2%	52.0%	52.2%
2014 Median Age	34.9	35.7	36.3

In the identified area, the current year population is 206,416. In 2010, the Census count in the area was 205,468. The rate of change since 2010 was 0.11% annually. The five-year projection for the population in the area is 208,019 representing a change of 0.15% annually from 2014 to 2019. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 34.9, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	76.0%	64.3%	65.1%
2014 Black Alone	5.2%	10.6%	13.3%
2014 American Indian/Alaska Native Alone	0.4%	0.6%	0.5%
2014 Asian Alone	4.7%	2.4%	2.8%
2014 Pacific Islander Alone	0.1%	0.1%	0.1%
2014 Other Race	10.2%	18.0%	14.4%
2014 Two or More Races	3.5%	4.0%	3.9%
2014 Hispanic Origin (Any Race)	23.4%	38.0%	30.9%

Persons of Hispanic origin represent 30.9% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.7 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	5,774	36,694	79,748
2010 Households	5,702	36,745	79,798
2014 Total Households	5,742	36,891	80,153
2019 Total Households	5,799	37,187	80,769
2000-2010 Annual Rate	-0.13%	0.01%	0.01%
2010-2014 Annual Rate	0.16%	0.09%	0.10%
2014-2019 Annual Rate	0.20%	0.16%	0.15%
2014 Average Household Size	2.41	2.41	2.50

The household count in this area has changed from 79,798 in 2010 to 80,153 in the current year, a change of 0.10% annually. The five-year projection of households is 80,769, a change of 0.15% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2010. The number of families in the current year is 49,680 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

December 16, 2014



Executive Summary

334 Park St, West Springfield, Massachusetts, 01089
Rings: 1, 3, 5 mile radii

Latitude: 42.10227
Longitude: -72.62555

	1 mile	3 mile	5 mile
Median Household Income			
2014 Median Household Income	\$36,372	\$33,204	\$39,966
2019 Median Household Income	\$41,221	\$38,562	\$45,284
2014-2019 Annual Rate	2.53%	3.04%	2.53%
Average Household Income			
2014 Average Household Income	\$47,310	\$48,275	\$56,443
2019 Average Household Income	\$53,829	\$54,741	\$63,802
2014-2019 Annual Rate	2.62%	2.55%	2.48%
Per Capita Income			
2014 Per Capita Income	\$19,728	\$19,448	\$21,995
2019 Per Capita Income	\$22,402	\$22,036	\$24,864
2014-2019 Annual Rate	2.57%	2.53%	2.48%

Current median household income is \$39,966 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$45,284 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$56,443 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$63,802 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$21,995 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$24,864 in five years, compared to \$32,168 for all U.S. households

Housing			
2000 Total Housing Units	6,053	39,320	84,793
2000 Owner Occupied Housing Units	2,319	15,723	42,405
2000 Renter Occupied Housing Units	3,456	20,971	37,344
2000 Vacant Housing Units	278	2,626	5,044
2010 Total Housing Units	6,031	39,718	85,914
2010 Owner Occupied Housing Units	2,275	15,620	42,248
2010 Renter Occupied Housing Units	3,427	21,125	37,550
2010 Vacant Housing Units	329	2,973	6,116
2014 Total Housing Units	6,145	40,310	86,943
2014 Owner Occupied Housing Units	2,332	15,822	42,587
2014 Renter Occupied Housing Units	3,410	21,068	37,566
2014 Vacant Housing Units	403	3,419	6,790
2019 Total Housing Units	6,213	40,888	87,841
2019 Owner Occupied Housing Units	2,360	15,958	42,835
2019 Renter Occupied Housing Units	3,439	21,230	37,934
2019 Vacant Housing Units	414	3,701	7,072

Currently, 49.0% of the 86,943 housing units in the area are owner occupied; 43.2%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 85,914 housing units in the area - 49.2% owner occupied, 43.7% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 0.53%. Median home value in the area is \$178,429, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 2.30% annually to \$199,894.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

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