



Springfield Animal Hospital

1235 BOSTON ROAD

Springfield, MA 01119

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

JENNINGS-RE.COM

SPRINGFIELD ANIMAL HOSPITAL

1235 Boston Road Springfield, MA 01119

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,350,000
Lot Size:	2.62 Acres
Building Size:	14,284
Renovated:	2001
Zoning:	Business A
Price / SF:	\$164.52
Real Estate Taxes:	\$99,863.88



PROPERTY OVERVIEW

Well located on Route 20 in Springfield, the subject property consists of a 2.62 acre parcel improved with a 14,284 square foot former animal hospital. The building benefits from a large reception/waiting area with access to multiple exam rooms, a lab and a separate emergency entrance with waiting area and emergency exam rooms. The elevator served second floor consists of additional private offices, a large break/training room as well as a file storage area. An excellent opportunity for continued use as a regional animal hospital or adaptive reuse to general office, medical or social service. Plenty of on-site parking.

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Additional Photos



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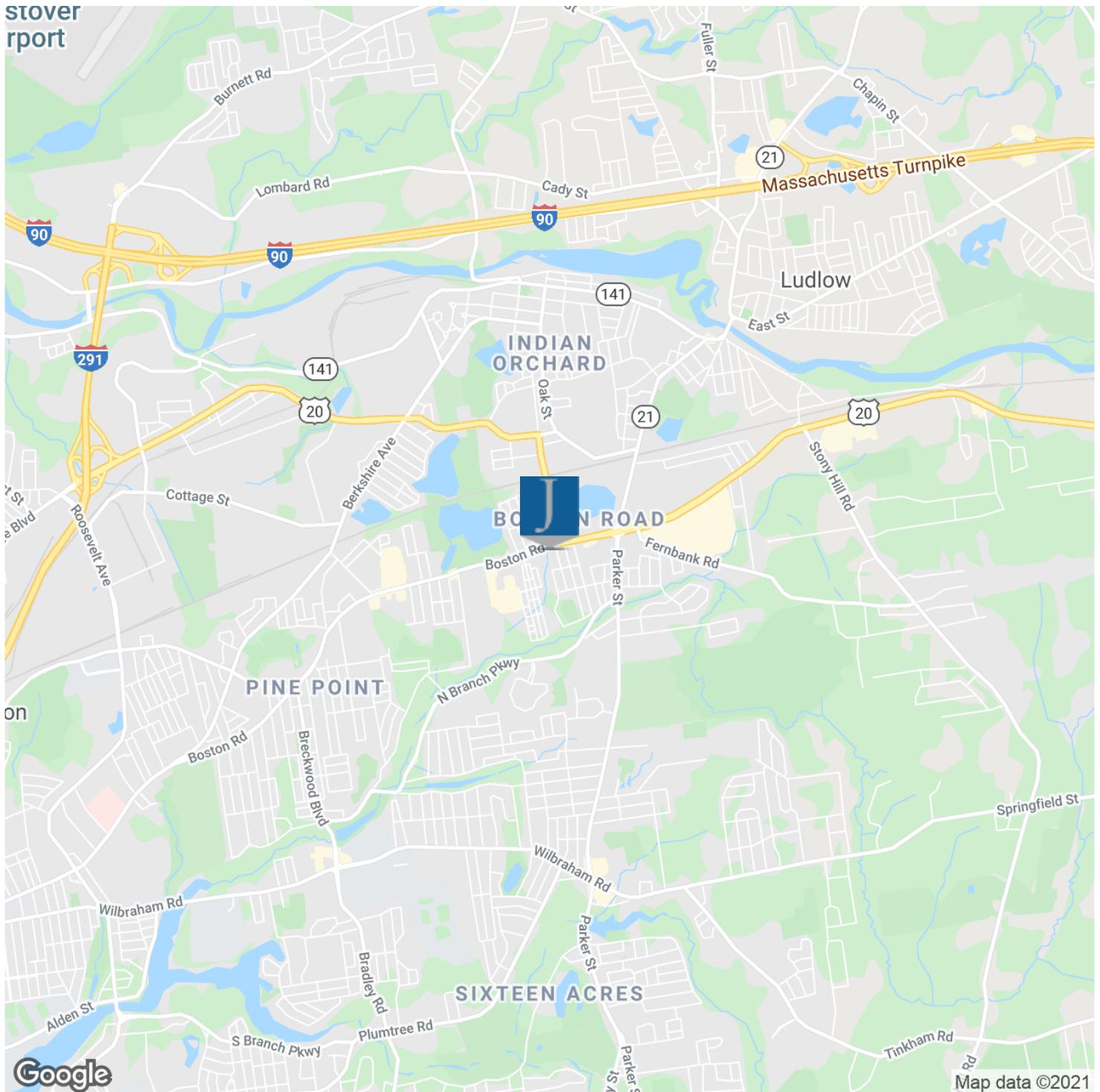
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Location Map



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Site Map



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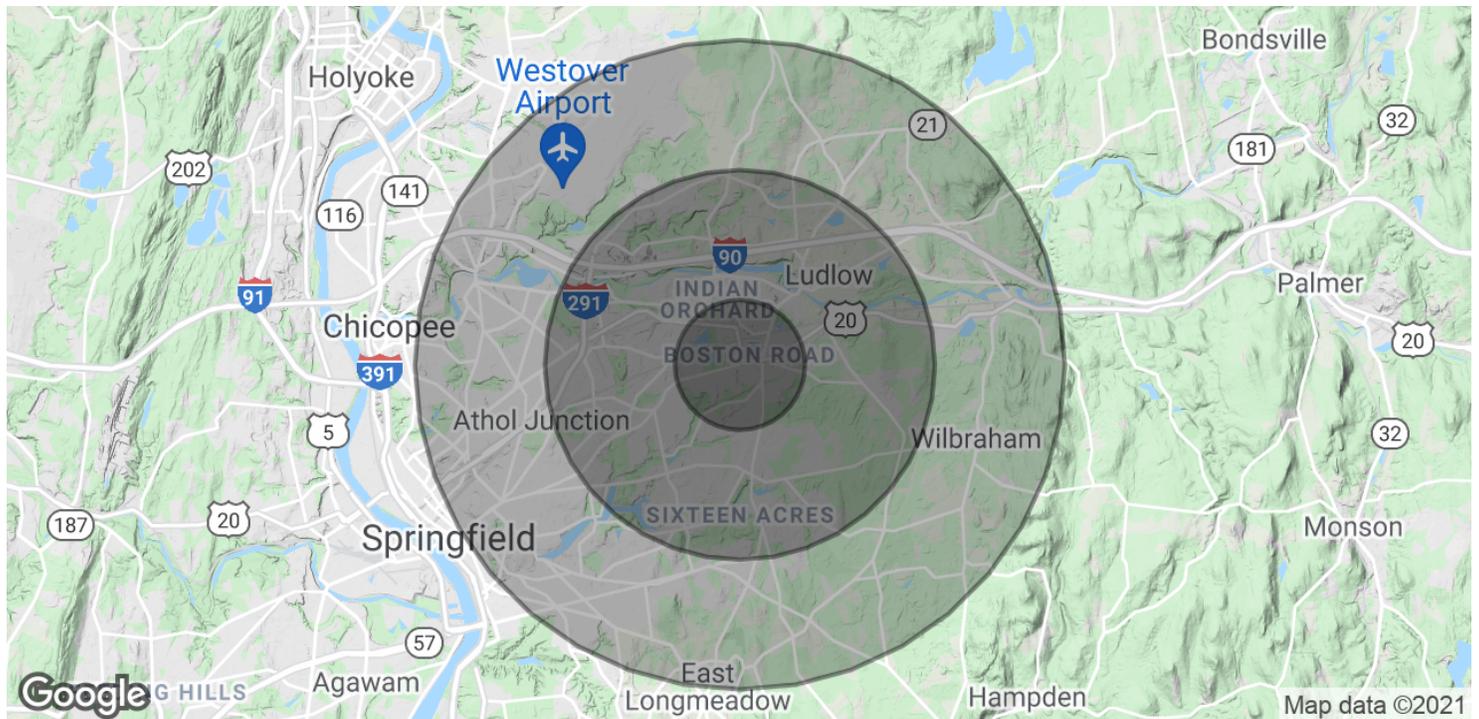
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,099	69,346	173,094
Average age	35.4	35.8	36.1
Average age (Male)	32.4	33.2	34.4
Average age (Female)	38.0	38.9	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,035	26,189	63,545
# of persons per HH	2.5	2.6	2.7
Average HH income	\$55,151	\$57,207	\$58,999
Average house value	\$199,526	\$178,658	\$200,106

* Demographic data derived from 2010 US Census

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J



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