



Exclusively listed by:

William Low, Jr.
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OFFICE PROPERTY FOR SALE

WHITCOMB BUILDING

32 – 34 Hampden Street Springfield, MA 01103

L&P Commercial
200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

WHITCOMB BUILDING

32 – 34 Hampden Street Springfield, MA 01103



Sale Price	\$750,000
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OFFERING SUMMARY

Building Size:	*28,890 SF
Available SF:	1,640 SF
Lot Size:	7,078 SF
Price / SF:	\$25.96
Pro Forma NOI	\$107,175
Year Built:	1896
Renovated:	2019
Zoning:	Business C
Real Estate Tax	\$26,437.92
Market:	Western Massachusetts

PROPERTY OVERVIEW

L&P Commercial is pleased to present, for sale, the historic Whitcomb Warehouse building. Built in 1896 and listing in the National Historic Registry in 1983, the property was first associated with the Springfield Cigar Manufacturing Company. In 1985 the property was purchase by a well known regional development company and completely renovated, with an elevator, new HVAC system, and handicap ramps. It continues to be maintained and updated as necessary. Due to unusually high repairs, the repair and maintena Also, tenants pay for their own electric bill, so as occupancy is increased the utility bill will go down.

PROPERTY HIGHLIGHTS

- National Historic Registry
- Parking Available Onsite
- Recently Replaced Elevator Mechanicals
- New Fire Alarm System
- Fully Sprinklered
- *Leases are by Useable/ Rentable SF, 19,241 SF



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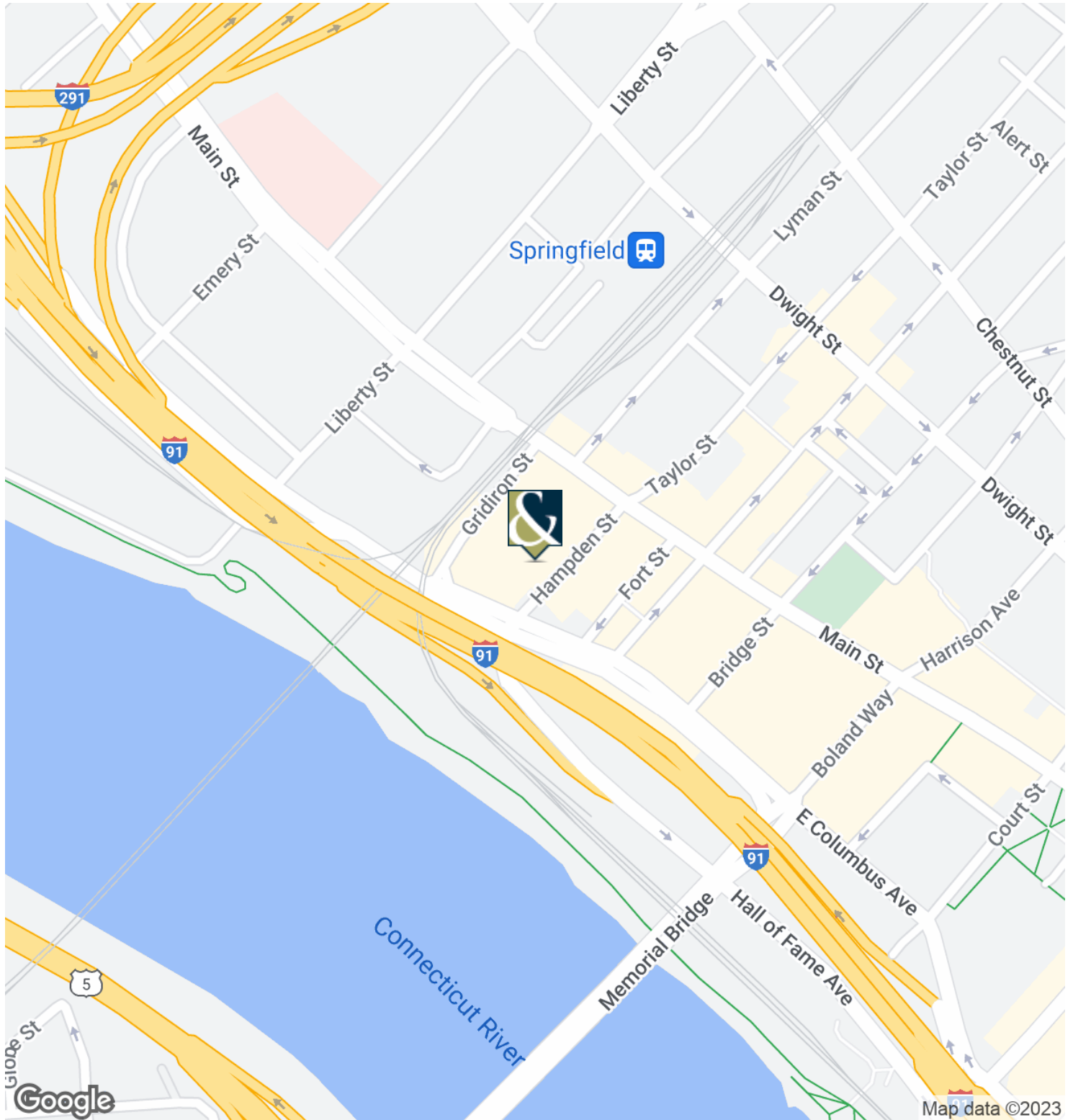
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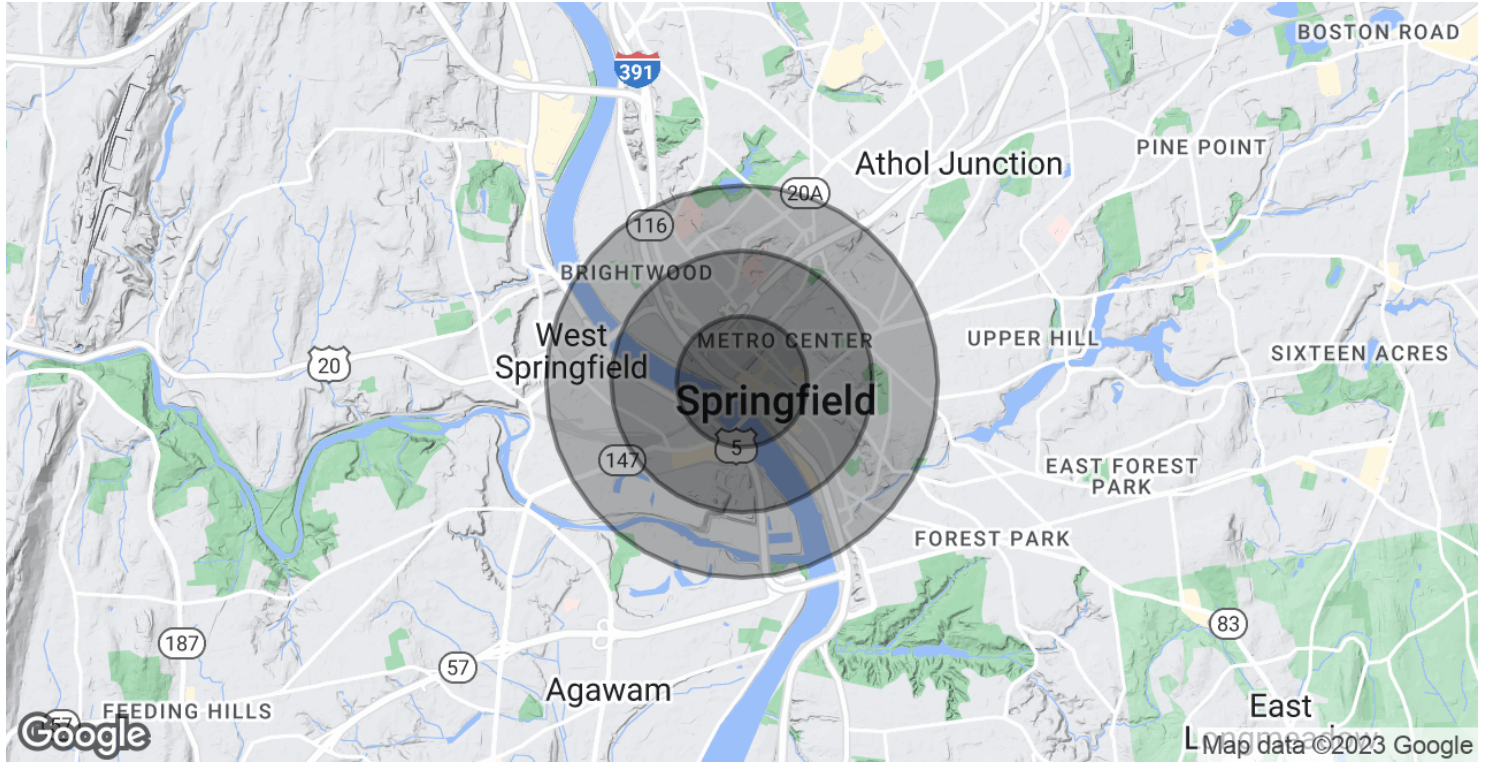
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,684	17,029	39,282
Average Age	39.5	33.4	32.1
Average Age (Male)	39.0	32.8	30.3
Average Age (Female)	39.9	36.0	34.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,755	8,486	17,432
# of Persons per HH	1.5	2.0	2.3
Average HH Income	\$26,172	\$31,671	\$36,906
Average House Value	\$83,036	\$86,566	\$112,096

* Demographic data derived from 2020 ACS - US Census



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