

FOR SALE OR LEASE

FORMER VETERINARY CLINIC IN FREE-STANDING BUILDING

1361 Memorial Drive, Chicopee, MA 01020



310.839.3333



Building	+/-2,604 SF
Lot Size	+/-0.46 Acres
Sale Price	\$1,300,000
Lease Rate	\$14,000
	Per Month + NNN

PROPERTY HIGHLIGHTS

- Single Tenant Building Formerly Leased to Veterinary Clinic (The Only Clinic in Chicopee)
- Tenant Responsible for All Utilities
- Landlord Responsible for Roof + Structure
- +/-2,604 SF Freestanding Building on +/-0.46 Acre Lot
- 10 Parking Spaces in Onsite Lot

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



**Square Footage Approximate –
Buyer to Independently Verify*



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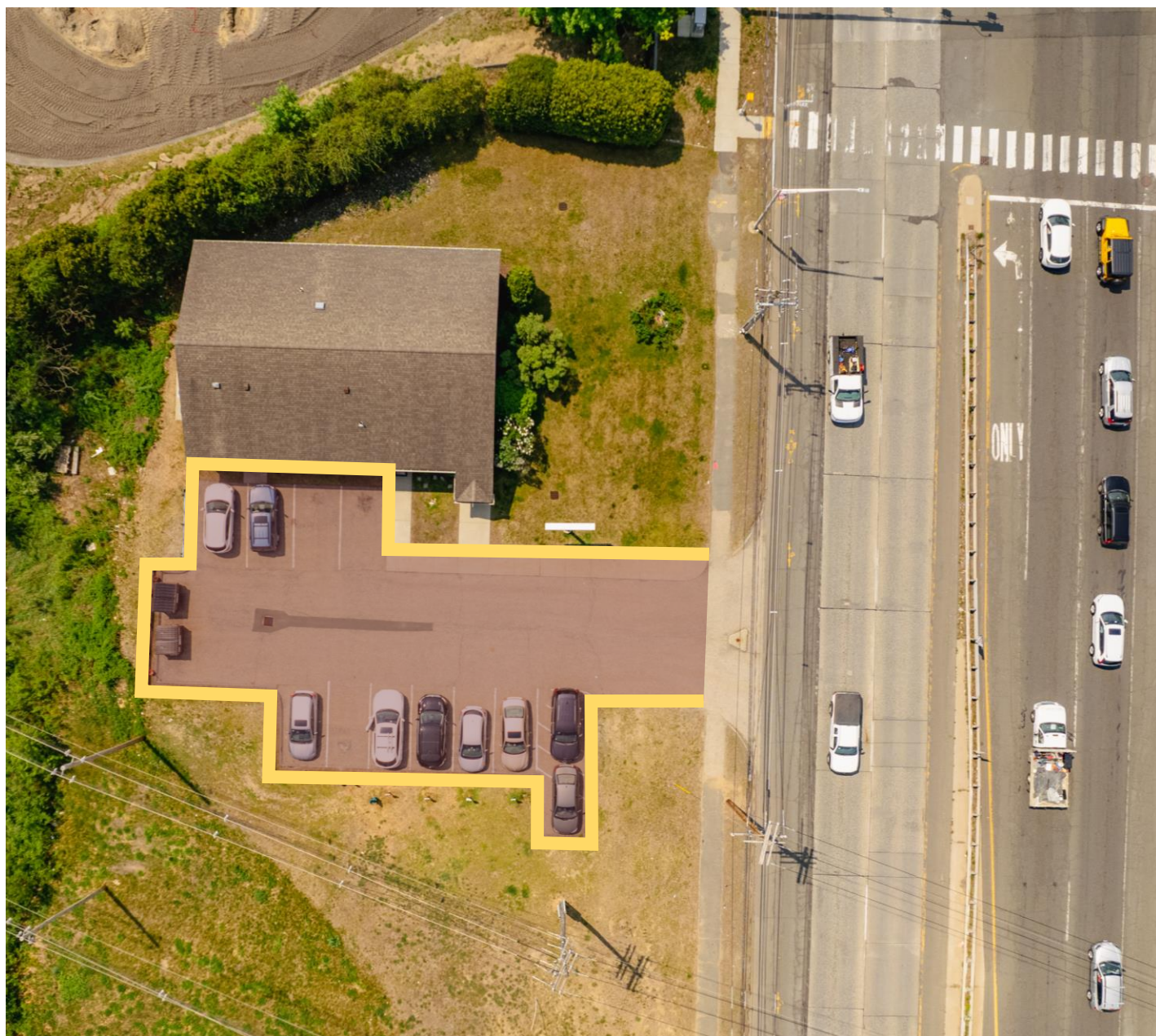
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10-CAR PARKING IN ONSITE LOT



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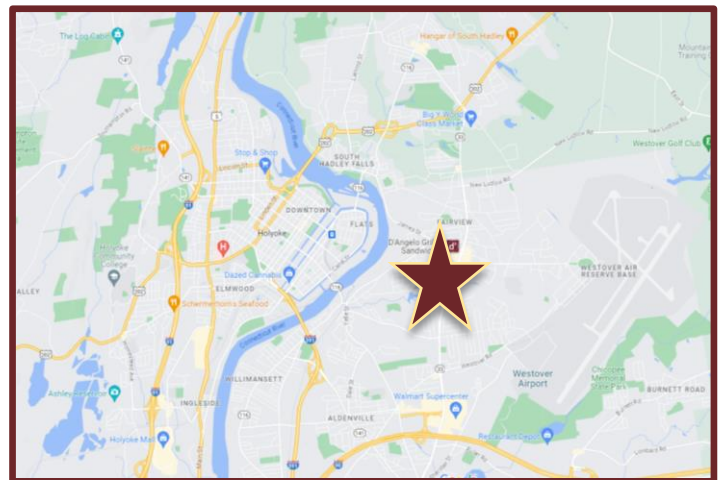
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LOCATION HIGHLIGHTS

- Chicopee is the Second Largest City in Western Massachusetts and Connected to the Springfield MSA
- Strong Demographics – Over 153,308 People Reside Within a 5-Mile Radius, Earning An Average Household Income of \$64,362+
- Neighboring Tenants Include Walgreens, CVS Pharmacy, Public Storage, KFC, Planet Fitness, Goodwill AutoZone, Advance Auto Parts, Speedway Burger King



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