



MLS # 73219086 - Active
Commercial/Industrial - Commercial

68-74 Mohawk trail
Greenfield, MA 01301
Franklin County

List Price: **\$549,900**

Directions: **From I91 head east on Mohawk trail toward Downtown district. Property will be on the right. Use GPS**

Remarks

Whether you're looking to expand your investment portfolio or establish a foothold in a thriving market, this property offers versatility and potential for growth. With a range of potential uses and the allure of its prime location, the possibilities are endless. Situated just outside the vibrant Greenfield Business district, this property benefits from proximity to commercial hubs, and ample on site parking; while maintaining accessibility and convenience for tenants and customers alike. The Mohawk Trail, is renowned for its historical significance, this enhances the property's appeal and visibility. With two of the three spaces securely leased to long-term, reliable tenants under triple net leases, this property ensures consistent and predictable cash flow, providing investors with peace of mind and financial security. Combined with the property's strategic location and stable tenant base, this investment could be a dream come true for a savvy Investor.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$214,100	Space Available For: For Sale
Office:	1	2,331	Bldg: \$573,500	Lease Type: Triple Net Lease (NNN)
Retail:	2	4,160	Total: \$787,600	Lease Price Includes: Building, Land
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 2	Sublet: No
			# Stories: 1	21E on File: Yes

Total: **3** **6,491** # Units:
 Disclosures: **68 and 74 each have their own deed. Taxes and land have been added together for above stated values. Property is being sold together.**

Drive in Doors:	Expandable:	Gross Annual Inc: 53990
Loading Docks:	Dividable:	Gross Annual Exp: 4861
Ceiling Height:	Elevator:	Net Operating Inc: 49129
# Restrooms: 6	Sprinklers: Yes	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 22,651 Sq. Ft.	Frontage:	Traffic Count: 14531
Acres: 0.52	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 22	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Steel**
 Location: **Urban, Strip, Free Standing, Highway Access**
 Parking Features: **Paved Driveway, On Site**
 Roof Material: **Membrane, Tar & Gravel**
 Site Condition: **Dry, Level**
 Utilities: **Public Water, Public Sewer, Natural Gas, Fiber Optic**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1973**
 Year Established Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$787,600**
 Tax: **\$13,470** Tax Year: **2023**
 Book: **3199** Page: **206**
 Cert:
 Zoning Code: **GC**
 Zoning Desc: **Legal Conforming**
 Map: **0034** Block: **0029** Lot: **0**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
 Facilitator: **0**
 Compensation Based On: **Net Sale Price**