

Priced to Sell..!
Asking
\$699,000

FOR SALE

Brokers
Welcome..!
High Commissions
\$\$ Paid...\$\$

BUY OWNER

**Currently Vacant and
Ready for Immediate
Occupancy..!**

**Environmental Cert
ify from State . Prime
for a Quick Closing..!**

**All Ready-To-Go with
Recent Exhaust/Ansul
Systems, Walk-In
Cooler/Freezer, etc..**



**Corner Location
with Great Exposure**

1,800 Sq.Ft. Building

**Site is under ½ Acre
w/43 Parking Spaces**

**One Block from the
Entertainment District**

Allow Outdoor Dining

Located at the Corner of Dwight & Lyman Streets

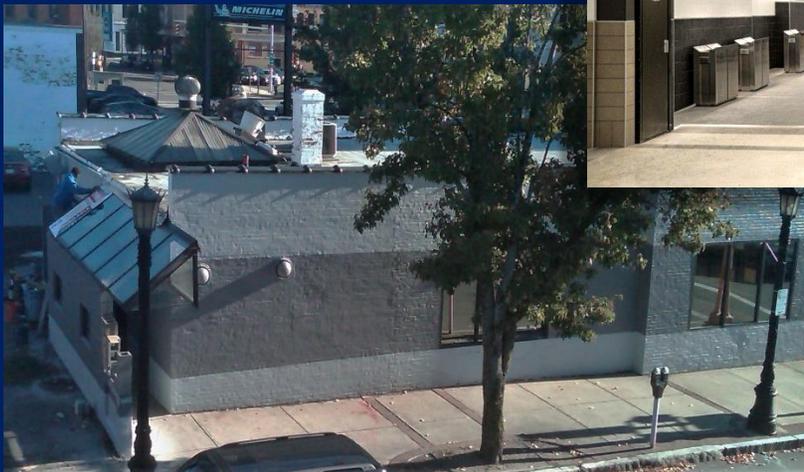
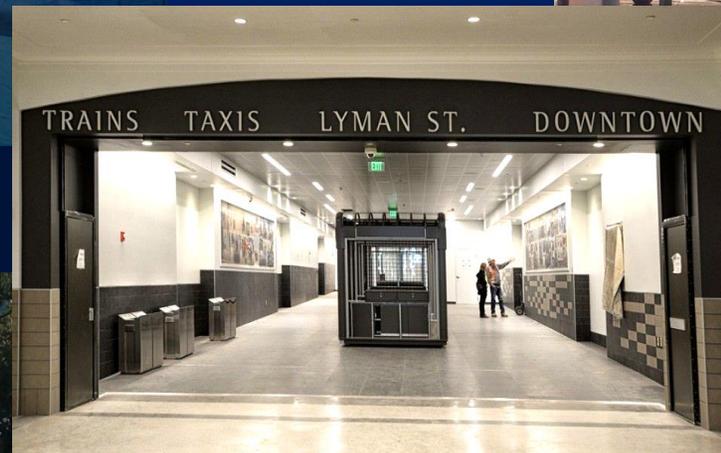
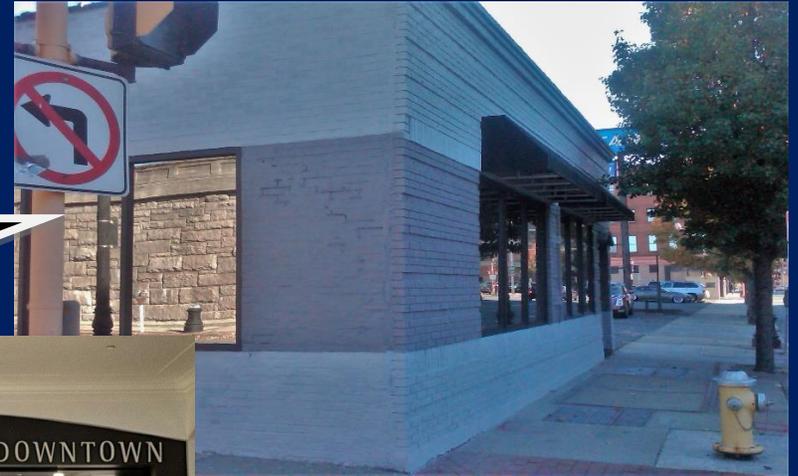
This is a rare opportunity to own one of Downtown Springfield's free-standing Restaurant Buildings that is situated upon its own Parking Lot. The current building configuration allows for a wide variety of Building Foot Prints which can accommodate just about any type of Single-User Business. Besides being located at a Hard,

Signalized Intersection, this Property is literally one of the first that can be seen by potential customers walking out of the entrance to Union Station. Parking Lot Rent from the State Office Building can pay a Mortgage for an Owners/User, or, Rent from both The Parking and Restaurant can generate up to \$90,000/yr. to an Investor.

(917) 993-3998

ADDITIONAL EXTERIOR PHOTOGRAPHS

- Tunnel -
Union
Station to
Lyman St.



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UNION STATION



All modes of transportation for Western Massachusetts now originate from Union Station which is less than 100 feet from The Property, creating more foot traffic.



CT-RAIL and AMTRAK will soon be adding new daily routes to be able to accommodate the projected heavy influx of new and existing travelers.



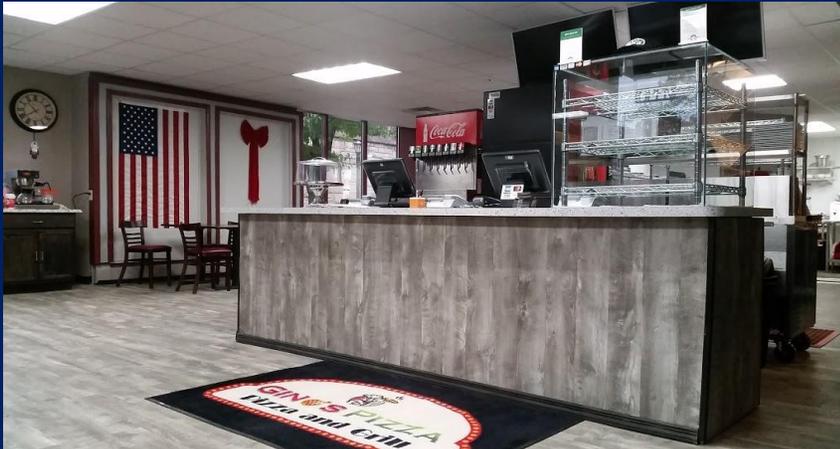
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INTERIOR PHOTOGRAPHS "AS-VACANT"



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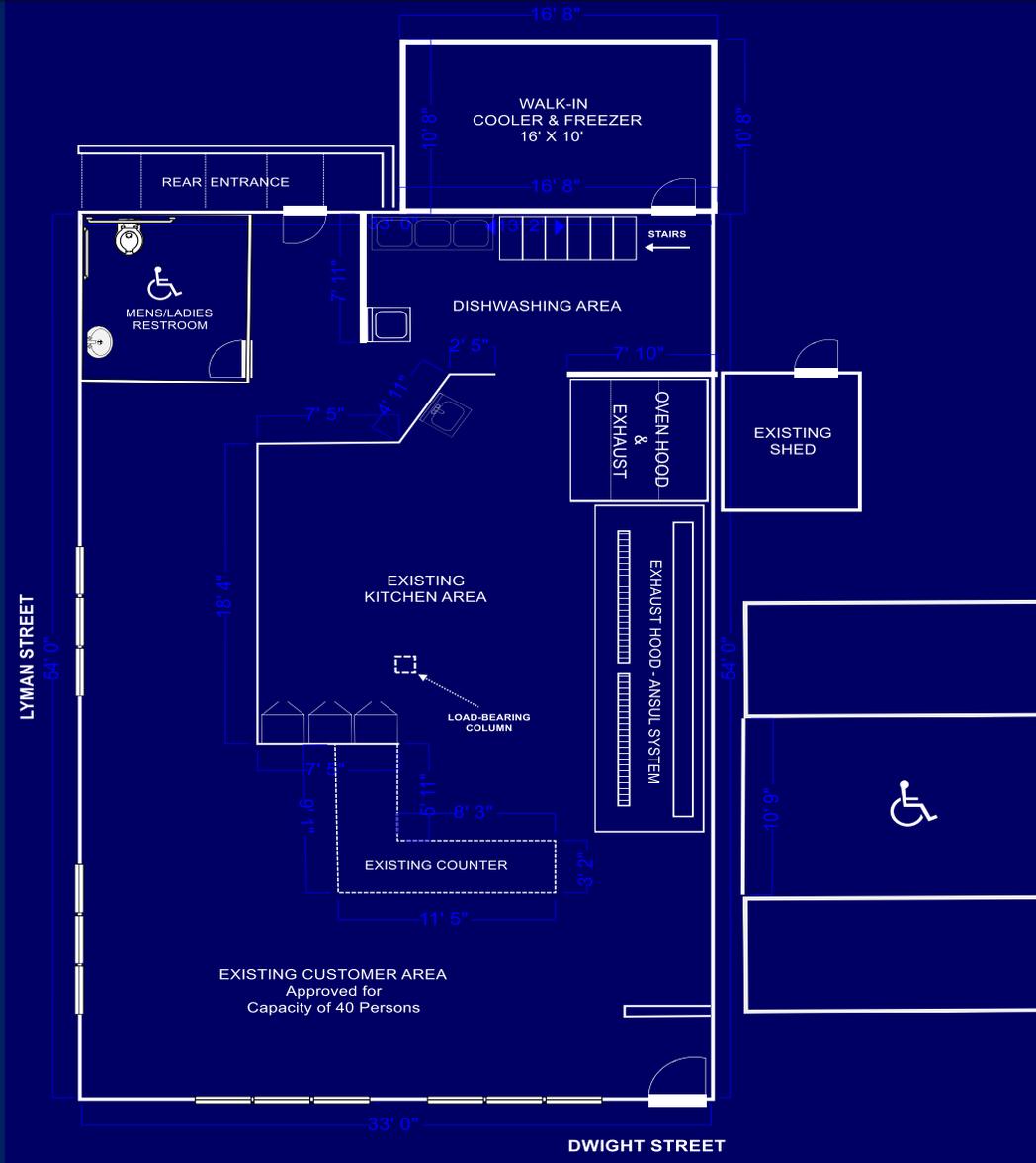
INTERIOR PHOTOGRAPHS “AS OCCUPIED”



The above pictures were taken in November, 2017 of the Original Tenant's Facility in order to give a Potential Buyer an idea of a possible lay-out. The Furniture, Fixtures & Equipment depicted in these photos were the property of the Tenant, therefore, no representations are being made that such are included in This Offering.

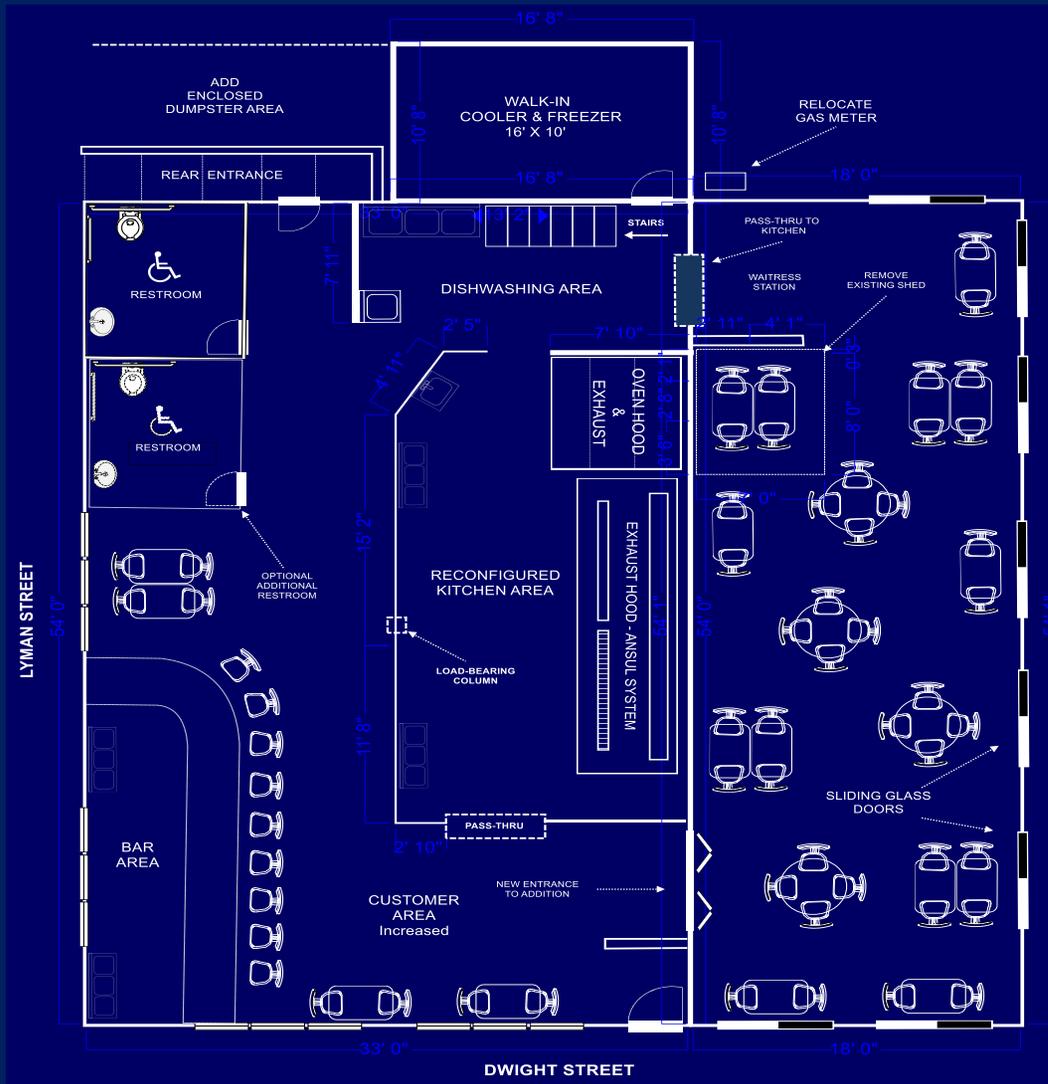
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CURRENT FLOOR PLAN 'AS IMPROVED'



The Adjacent Floor Plan is a depiction of the current configuration. The overall square footage is 1,800 Sq.Ft. which includes the walk-in cooler & freezer. The Current Lay-Out has been considered to be somewhat inefficient for an "eat-in" Restaurant due to it's Oversized Kitchen Area and Limited Customer Area, due to the fact that it was primarily a "take-out" Facility. This can be easily-remedied by the simple relocation of the existing non-load bearing wall and countertop. Under the Current Configuration, the Facility is allowed a maximum capacity of just under 40 Persons. This Capacity can increase greatly and very economically with the addition of an Outdoor/Indoor Patio Enclosure into the Existing Parking Lot Area.

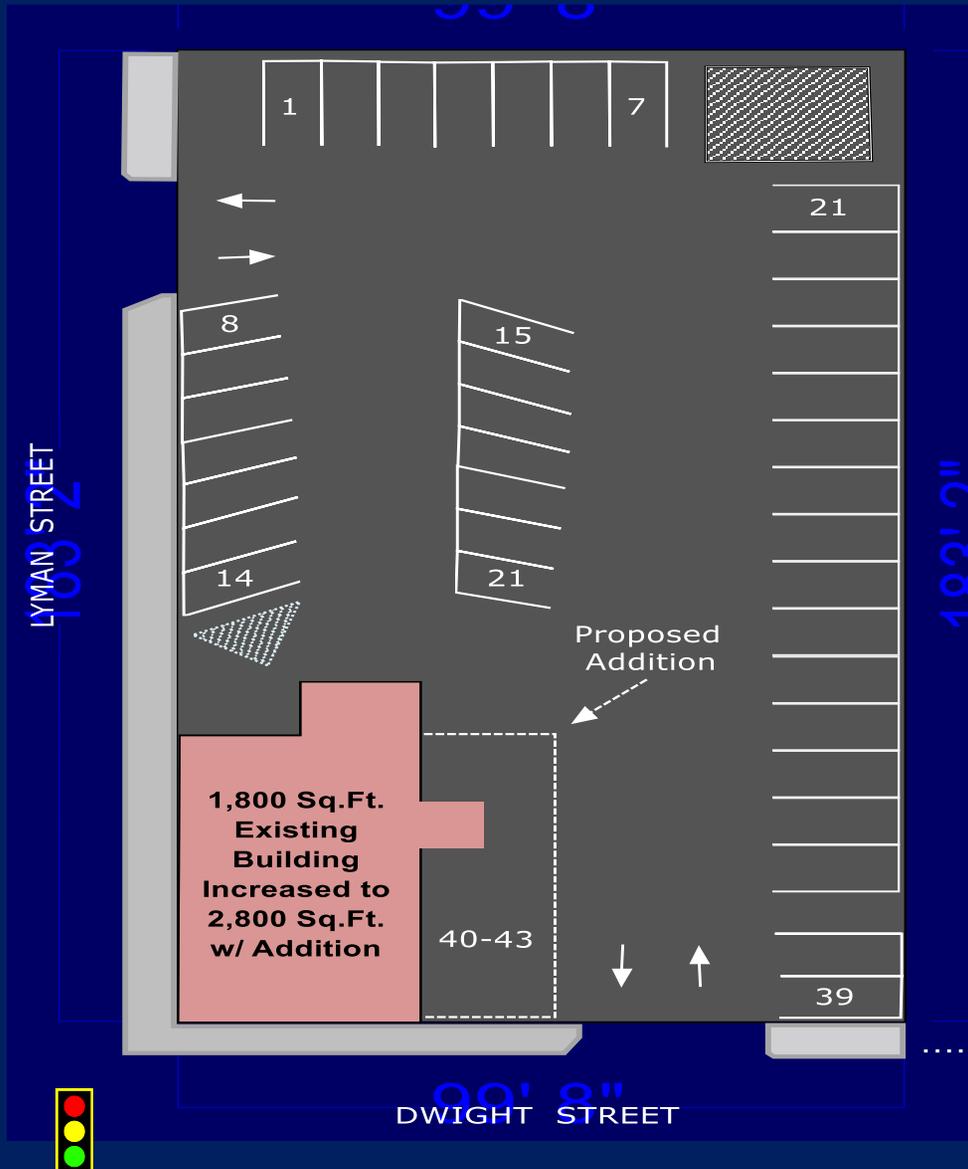
CONCEPTUAL FLOOR PLAN 'WITH EXPANSION'



As can be seen, the Adjacent Floor Plan is a conceptual depiction of what the most economical and most probable approach for the expansion of the Current Facility. This includes increasing the Overall Area by approx.. 1,000 Sq.Ft. by the addition of the aforementioned Patio Enclosure which can consist of strictly a concrete slab with glass-sliding doors and an awning-type roof. This would eliminate the need for the ground-up construction of a new building along with plumbing, electric and HVAC. Under this Configuration, the Facility will more than double its maximum seating capacity, as well as be able to accommodate a Bar & Lounge Area. This could be achieved by removing the existing shed, relocating the gas meter and adding an additional Restroom.

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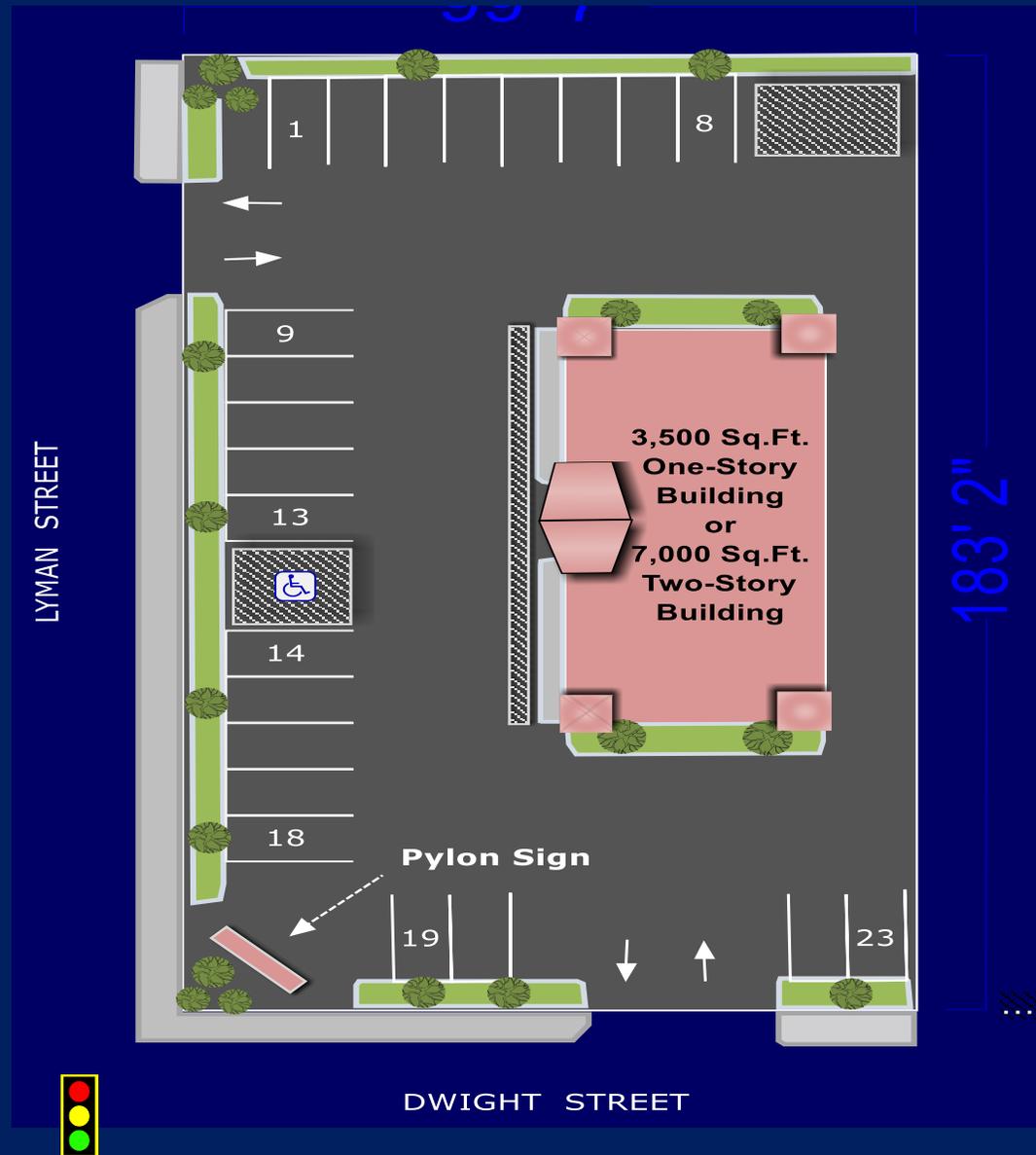
CURRENT SITE PLAN 'AS-IMPROVED'



As can be seen, The Site is Currently Improved with an 1,800 Sq.Ft. one-story structure being facilitated as a “take-out” Restaurant, which is serving an “Interim Use”. This is extremely unique and results in a high Land-to-Building Ratio, which makes The Site also suitable for Re-development. Until such time as a possible Redevelopment Scenario takes place, The Site serves well for an Owner/User, or, an Investor wishing to realize Rental Income from both the leasing of the Restaurant, along with additional income derived from the monthly rentals of the on-site Parking Spaces during business hours on weekdays. This income derived from The State Office Building “offsets” the cost of any Conv. Mortgage. Only 3 Parking Spaces will be lost due to the Expansion.

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ALTERNATE REDEVELOPMENT PLAN



The Adjacent Site Plan has been generated for illustration Purposes only to give a Prospective Buyer/Developer an idea of what a Redevelopment Scenario might look like. The Site is roughly 18,000 Sq.Ft. with two curb cuts and is located at a “hard signalized intersection”. Given the Size and Shape of the Site, any possible redevelopment would be subject to Current Zoning Ordinances which include but are not limited to; set-backs, building size, building height and parking ratio requirements based upon proposed usage. Therefore, based upon the maximum building size allowed, that being a two-story Retail/Mixed Use Structure, it is estimated that approx.. 23 Parking Spaces will be needed to accommodate such. Of course, less is required for a One-Story Structure.

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