

Property Location: 900 MEMORIAL AVE
 Vision ID: 6828

Account #371-15650-11-001
 MAP ID: 371/ 1565/0 11//

Bldg Name:
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 342I
 Print Date: 02/11/2014 09:15

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
80 CONGRESS LLC					Description	Code	Appraised Value	Assessed Value
P O BOX 2342					COMMERC.	3420	668,800	668,800
SOUTH BURLINGTON, VT 05407					COM LAND	3420	177,000	177,000
Additional Owners:					COMMERC.	3420	62,500	62,500
SUPPLEMENTAL DATA					Total: 908,300 908,300			
Other ID: 125-005-012								
SUB-DIV								
PHOTO								
WARD								
PREC.								
GIS ID: 125-005-012								
ASSOC PID#								

1022
 /EST SPRINGFIELD, M
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
80 CONGRESS LLC		14503/ 59	09/22/2004	U	I	485,000	1F	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
80 CONGRESS LLC		14153/ 165	05/06/2004	U	I	485,000	1B	2014	3420	668,800	2013	3420	688,200	2012	3420	688,200
NEVA LLC		12699/ 317	11/06/2002	Q	I	400,000	00	2014	3420	177,000	2013	3420	160,900	2012	3420	160,900
BB HOLDINGS II LLC		12699/ 315	11/06/2002	U	I	0	1F	2014	3420	62,500	2013	3420	62,500	2012	3420	62,500
BB HOLDINGS II LLC		12017/ 600	12/06/2001	U	I	0	1B									
BB HOLDINGS INC		11910/ 418	10/11/2001	Q	I	275,000	00									
Total:								908,300		911,600		911,600		911,600		

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY							
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor					
Total:									APPRaised VALUE SUMMARY					
Appraised Bldg. Value (Card)												668,800		
Appraised XF (B) Value (Bldg)												0		
Appraised OB (L) Value (Bldg)												62,500		
Appraised Land Value (Bldg)												177,000		
Special Land Value												0		
Total Appraised Parcel Value												908,300		
Valuation Method:												C		
Adjustment:												0		
Net Total Appraised Parcel Value												908,300		

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES									
HAMPDENCTYPHYSICIANSASSOCLLC									
BP98/102=REPLSGN=NVC									
KITCHENS OF DISTINCTIONS									
2001									
BP93255=RENOV=EYB82=J94									
BP04#198DEMOUNTSTRUCT									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
BP07#541	09/24/2007		ADDITION COM	430,000		0			09/01/2008			BA	00	Permit Inspection	
BP07#36	01/19/2007		erect 4500 sf add to	440,000		0			01/01/2008			BA	00	Permit Inspection	
BP04#460	08/31/2004		SIGN	1,800		0			09/01/2005			BA	41	ChangeSpecialCond/UC et	
BP04#282	06/11/2004		REN INT	424,485		0			01/01/2005			BA	00	Permit Inspection	
BP04#198	05/07/2004		DENO INTR	35,000		0			10/18/2004			SC	47	ChangeLegal Ownership	
BP02#407	09/13/2002		TEMP BANNER	0		0									
102	04/14/1998		REPLWSIGN	562		0									

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	342I	PROF BLDG MDL-96	BA				42,376 SF	3.30	1.2500	H	1.00	M	1.00	PL322/95		1.00	4.13	175,000
1	342I	PROF BLDG MDL-96	BA				0.16 AC	10,000.00	1.2500	H	1.00		0.00			1.00	12,500.00	2,000
Total Card Land Units:							49,346 SF	Parcel Total Land Area:49,346 SF							Total Land Value: 177,000			

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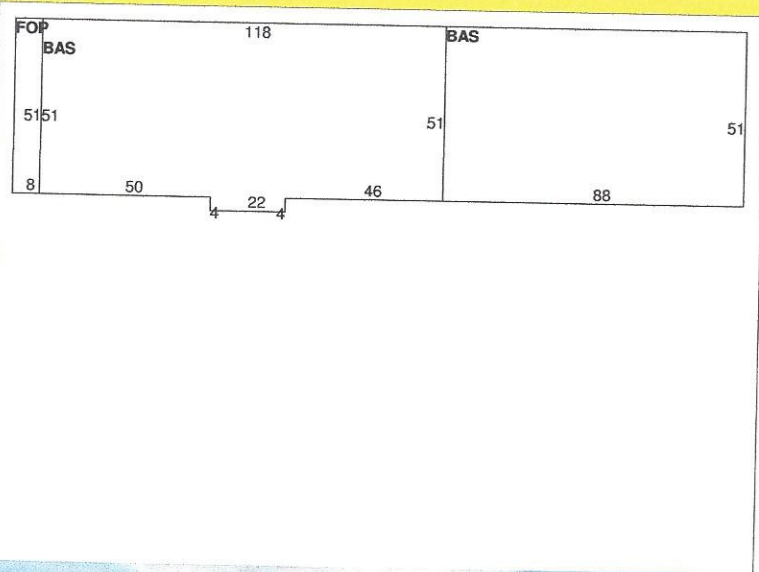
Bldg Name:
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18		Office Bldg				
Model	96		Industrial				
Grade	06		Superior				
Stories	1						
Occupancy							
Exterior Wall 1	15		Concr/Cinder				
Exterior Wall 2	17		Stucco/Masonry				
Roof Structure	03		Gable/Hip				
Roof Cover	01		Metal/Tin				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2							
Heating Fuel	03		Gas				
Heating Type	04		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	326I		REST/CLUBS MDL-96				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	01		HEAT/AC PKGS				
Frame Type	03		MASONRY				
Baths/Plumbing	01		OLDER				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Prtns	02		AVERAGE				
Wall Height	12						
% Conn Wall	0						

MIXED USE		
Code	Description	Percentage
342I	PROF BLDG MDL-96	100

COST/MARKET VALUATION	
Adj. Base Rate:	90.62
	969,293
Net Other Adj:	0.00
Replace Cost	969,293
AYB	1972
EYB	1972
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	31
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	69
Apprais Val	668,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SGN2	DOUBLE SIDE			L	140	32.00	1972		0	50		2,200
PAY1	PAVING-ASPH			L	63,000	1.80	1972		0	50		56,700
LT5	MERC VAP/FL			L	4	840.00	1982		0	50		1,700
SGN1	SIGN-1 SD W/A			L	100	20.00	2004		0	50		1,000
SGN1	SIGN-1 SD W/A			L	48	20.00	1997		0	50		500
SGN1	SIGN-1 SD W/A			L	40	20.00	2004		0	50		400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	10,594	10,594	10,594	90.62	960,049
FOP	Porch, Open Frame	0	408	102	22.66	9,243
Ttl. Gross Liv/Lease Area:		10,594	11,002	10,696		969,293

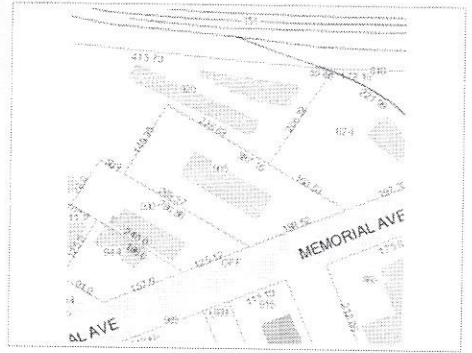


900 Memorial Ave, West Springfield, MA 01089

Active Offered at \$18

Commercial and Industrial

Acres:	1.133
Lot Size:	49,346
Sq.Ft.:	10,594
County:	Hampden
MLS #:	71751985



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Photos of 900 Memorial Ave, West Springfield, MA 01089, MLS #71751985



For More Information Click here

Broker Information



Coco, Early & Associates
 Office: 888-376-7356
 E-mail: info@cocoeearly.com
[Schedule Viewing Now](#)

Description for 900 Memorial Ave, West Springfield, MA 01089, MLS #71751985

MEDICAL OFFICE BUILDING FOR LEASE (formerly Hampden County Physician Associates). Gut rehab in 2004 with new 3K SF addition in 2007. Tenant is relocating. FANTASTIC OPPORTUNITY for another group of Physicians. Perfectly designed for Walk in Emergency Care (Urgent care), Surgical Center, Physical Therapy, Chiropractor, Dentist, Podiatrist, Ophthalmologist, Optometrist, Psychiatrist, Psychologist, Family Counseling etc... Immediate occupancy. Abundant parking (9 to 1 ratio) across the street from gate 9 of the Eastern States Exposition. Building boasts 17 exam rooms, 8 offices, existing lab (2) designed for imaging, large lunch room, Conference room, plenty of staff area. Can possibly be subdivided into 5,000, 3,000 or two 2,500 SF (9,518 SF Total). LEASE OPTION, JOINT VENTURE, ETC...WOULD BE CONSIDERED! ALSO WILLING TO SELL. Recent Appraisal on file if requested. Run, don't walk as this "HOT PROPERTY" that won't last long.

Features for 900 Memorial Ave, West Springfield, MA 01089, MLS #71751985

Acres:	1.133	Lot Size:	49,346
Parking Spaces:	84	Parking Features:	21+ Spaces, Improved Driveway, Paved Driveway, On Site
Tax Amount:	\$29,057	Tax Year:	2014
Assessed Value:	\$908300.00		

Other features

Office Units: 1

Tax for 900 Memorial Ave, West Springfield, MA 01089, MLS #71751985

Taxes: \$29,057.00 Tax Year: 2014

CITIZEN SECURITY CORPORATION
87 CENTER ST. MA LIC. # C - 373
LUDLOW , MA 01056

I N V O I C E

Invoice Number...: 000369180

Invoice Date...: 04/01/14

Id: 00HAM016

Mail: MR. AL OGOLEY
HAMPDEN COUNTY PHYSICIAN ASSOC, LLC
354 BIRNIE AVE - SUITE 202
SPRINGFIELD, MA 01107

Lctn: HAMPDEN COUNTY PHYSICIANS
900 MEMORIAL AVE.
WEST SPRINGFIELD
MA

Ref: Apr May Jun 14 QUARTERLY CHGS

Terms.....: Net 30
Due Date...: 05/01/14
SalesPerson:

(ALAM)

SalesCd	Description	Quantity	Price	Extended Tax
MON	CENTRAL STATION MONITORING	3	25.00	75.00 N

1.50 % will be charged on past-due balances.

6492-052-000-08-6275
10-11.25

Subtotal: 75.00
Tax.....: 0.00
Total....: 75.00



HCPA 2006-2007
General Ledger

For the Period From Jan 1, 2013 to Dec 31, 2013

Filter Criteria includes: 1) GL Account IDs Masked as 6482-052-000-08. Report order is by ID. R

Account ID	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
6482-052-000-08	Electricity	1/28/13	63911	CDJ	Western Mass Electric Comp	328.42		
6482-052-000-08	Electricity	2/20/13	64098	CDJ	Western Mass Electric Comp	1,025.98		
6482-052-000-08	Electricity	3/21/13	64350	CDJ	Western Mass Electric Comp	945.25		
6482-052-000-08	Electricity	5/16/13	64885	CDJ	Western Mass Electric Comp	926.45		
6482-052-000-08	Electricity	6/19/13	65065	CDJ	Western Mass Electric Comp	1,046.26		
6482-052-000-08	Electricity	6/25/13	65128	CDJ	Western Mass Electric Comp	1,164.45		
6482-052-000-08	Electricity	7/22/13	65413	CDJ	Western Mass Electric Comp	1,370.71		
6482-052-000-08	Electricity	8/20/13	65682	CDJ	Western Mass Electric Comp	1,391.36		
6482-052-000-08	Electricity	10/3/13	66030	CDJ	Western Mass Electric Comp	1,443.93		
6482-052-000-08	Electricity	10/25/13	66208	CDJ	Western Mass Electric Comp	1,148.46		
6482-052-000-08	Electricity	11/25/13	66446	CDJ	Western Mass Electric Comp	1,000.58		
6482-052-000-08	Electricity	12/18/13	66650	CDJ	Western Mass Electric Comp	1,045.72		

1 WMA Electric 12,837.57

HCPA 2006-2007
General Ledger

For the Period From Jan 1, 2013 to Dec 31, 2013
Filter Criteria includes: 1) GL Account IDs Masked as 6483-052-000-08. Report order is by ID. R

Account ID	Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
6483-052-000-08	Gas	1/28/13	63856	CDJ	Columbia Gas of MA - Invoi	863.90		
6483-052-000-08	Gas	3/21/13	64311	CDJ	Columbia Gas of MA - Invoi	888.57		
6483-052-000-08	Gas	4/16/13	64523	CDJ	Columbia Gas of MA - Invoi	715.03		
6483-052-000-08	Gas	5/16/13	64810	CDJ	Columbia Gas of MA - Invoi	454.99		
6483-052-000-08	Gas	5/29/13	64957	CDJ	Columbia Gas of MA - Invoi	111.47		
6483-052-000-08	Gas	7/22/13	65304	CDJ	Columbia Gas of MA - Invoi	22.97		
6483-052-000-08	Gas	8/20/13	65662	CDJ	Columbia Gas of MA - Invoi	14.13		
6483-052-000-08	Gas	10/3/13	66009	CDJ	Columbia Gas of MA - Invoi	14.12		
6483-052-000-08	Gas	10/25/13	66149	CDJ	Columbia Gas of MA - Invoi	67.27		
6483-052-000-08	Gas	12/18/13	66583	CDJ	Columbia Gas of MA - Invoi	371.51		

1 4100 GNS

3,523.96