



Nicole Vadnais

Keller Williams Realty

66 Dwight Road
Longmeadow, MA 01106
413-636-3273
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Details on the
property located at

**15-A Agawam Avenue
West Springfield, MA 01089**

MLS # 73428128
Business Opportunity - Other (See Remarks)

List Price: **\$399,000**

Call me with all your real estate needs!
Nicole Vadnais - 413-636-3273

15-A Agawam Avenue
West Springfield, MA 01089
Business Opportunity

MLS #: 73428128	Status: Active
List Price: \$399,000	
List Date: 9/9/2025	
Area:	Off Market Date:
Days on Market (Total): 57	Days on Market (Office): 57

Property Features

Year Established: 2011	Lot Size: 15,000 Sq. Ft.
Gross Income:	Building Sq Ft: 5,000 Sq. Ft.
Gross Expenses:	Business Hours:
Net Oper. Income:	Owner Training: Yes
Special Financing: Yes	Traffic Cnt/Day:



Building Information

Restrooms: **2**
Loading Docks:
Drive in Doors:
Parking Spaces: **10**
Real Estate Incl?: **No**
Related MLS#:
Handicap Access:
Elevator: **No**
Equip. List Avail: **Yes**
Inventory Incl: **Yes**
Zoning: **Industrial**
Zone Descrp: **Other (See Remarks)**

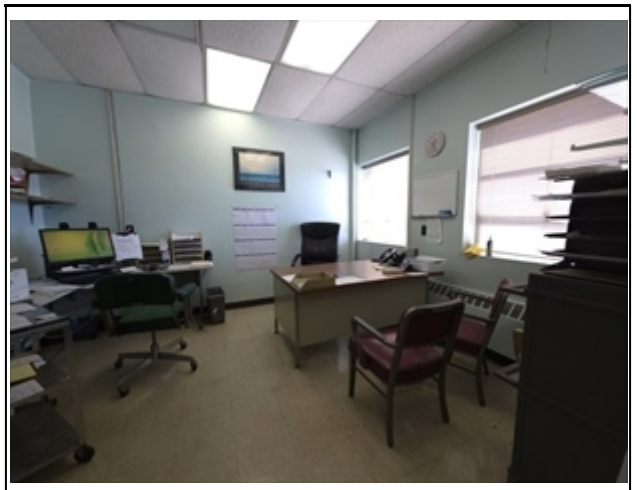
Other Property Info

Basement: **No**
Building Construction: **Brick**
Documents on File: **Tax Return, Accountant Provided, Lease Agreement**
Exclusions:
Facilities: **Kitchen, Other (See Remarks)**
Form: **Sub S Corporation**
Location: **Suburban, Free Standing, Highway Access, Corner Lot**
Special Licenses: **No**
System: **Telephone**
Tenant Expenses: **Water, Insurance, Trash Service**
Terms: **Lease**
Utilities: **Public Water, Public Sewer, 220 Volts, 440 Volts, Three Phase**

Exciting business opportunity! Established environmental and fuel testing laboratory for sale. This well-equipped, fully operational lab has built a reputation for accuracy, compliance, and reliability in a growing industry. With a strong client base and proven systems already in place, it's an ideal turnkey investment for a skilled lab professional and entrepreneur ready to step into ownership. Serving a strong niche market in the fuel testing arena, this company offers immediate revenue, stability, and future growth potential--with training from the professionals within to ease the transition. Don't miss this rare chance to own a respected lab with everything you need to succeed from day one!

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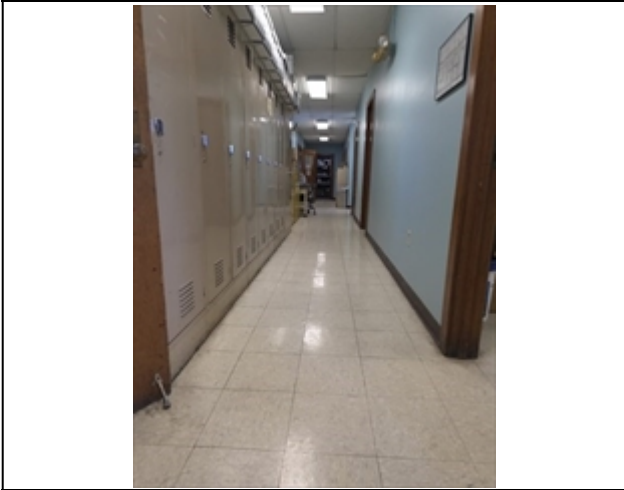
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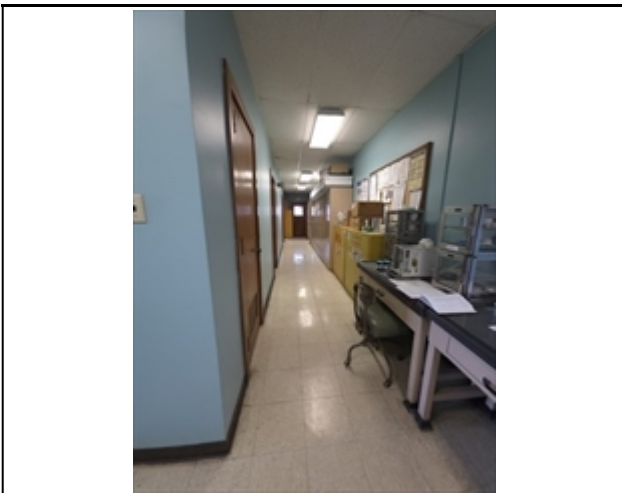
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