



Nicole Vadnais

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**

Keller Williams Realty

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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**
List Price: **\$399,000**
List Date: **9/9/2025**
Area: **Days on Market (Total): 57**

Status: **Active**
Off Market Date: **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)**

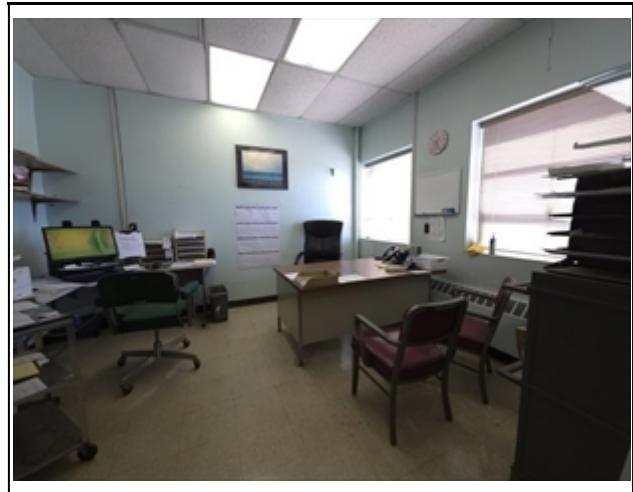
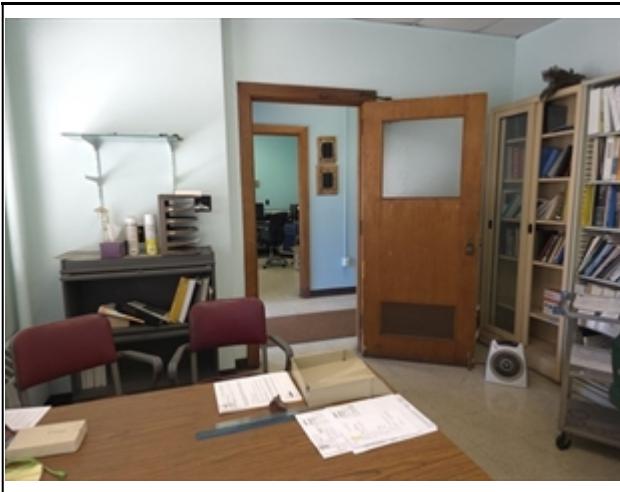
Other Property Info

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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