

# Riverfront

## Riverfront Property

Exchange Street,  
Chicopee, MA 01013

### Property Description

Located south of Delta Park, this is an industrial property where outdoor equipment is stored. It has river access but limited vehicle access under railroad tracks. The City has an easement for sewer overflows.

**Owner:** CMS Realty Trust, City of Chicopee, Mosher Company Inc., George Innes Jr., Richard Jones Jr. and Christine Forester, 200 Tillary LLC, 18 Piece Chicopee LLC

**Size:** 8.06 acres (Buildings: 50,901 SF)

**FY12 assessed value:** \$1.36 million (Buildings: \$839,000)

**Zoning:** Industrial and Business A

**Date acquired:** 1939 - 2006 (several properties)

**Previous owners:** Richard Mosher, Lena Innes, Ralph Avery, Cabotville Industrial Park Partnership, Sickles Realty 1 LLC, J.E. Gurvitch Inc., The Emerald Corporation



### Brownfield Issues

- Potential environmental issues due to equipment storage and industrial uses
- 4 Storage tanks removed (fuel oil and gasoline)

### Reuse Scenarios

- Housing for middle-income residents
- Recreational boating
- Excursion charter boats



### Key Next Steps

1. Enhance river access
2. Clear property for redevelopment and support redevelopment

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans

