

For Sale

# Multi-Building Campus

34,509 SF | \$2,750,000



## 1365 Northampton Street

Holyoke, Massachusetts  
01040

For more information

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### Property Description

Two Building Campus Consists of:

Building 1: Three-Story Building Features Include Main Foyer, 28 Rooms Consisting of a Parlor/Living Rooming, Library, Sitting Room, Dining Rooms, Kitchen, 16 Bedrooms, Chapel/Meeting Room and Several Bathrooms.

Building 2: Two-Story Building Features Include Main Foyer, 16 Various Rooms on the First Floor Consisting of a Reception, Greeting Room, Chapel, Private Offices, Dining Room, Staff Lounge, Commercial Kitchen, Handicapped Lavatories and Bathrooms, Meeting Hall with Private Kitchen and 22 Living Quarters on the Second Floor.

- Suited on 8.19 Acres of Nicely Landscaped Grounds
- On-Site Parking for 40+/- Vehicles.
- On Route 5 (Northampton Street) and .7 Mile from Interstate 91(Exit 15A)
- Optional 3<sup>rd</sup> Building Available
- Located on PVTA Bus Route

### OFFERING SUMMARY

<b>Sale Price</b>	2,750,000
<b>Lot Size</b>	8.19 Acres
<b>Building Size</b>	34,509 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	10,868	\$86,444
<b>3 Miles</b>	59,107	\$81,469
<b>5 Miles</b>	121,542	\$88,195



1350 Main Street, Suite 1410  
Springfield, MA 01103  
413 781 8000 tel  
<https://NAIPlotkin.com>



401 North Michigan Avenue, Suite 1200  
Chicago, IL, 60611  
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## BUILDING HIGHLIGHTS

- 15,658 Square Feet
- Three-Story Building
- Constructed in 1913
- 28 Rooms
- Shared Elevator
- Main Foyer
- Parlor/ Living Room
- Library, Sitting Room
- Dining Rooms
- Kitchen
- 16 Bedrooms
- Chapel/Meeting Room and Several Bathrooms



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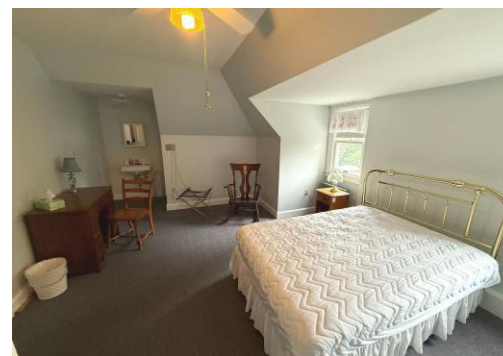
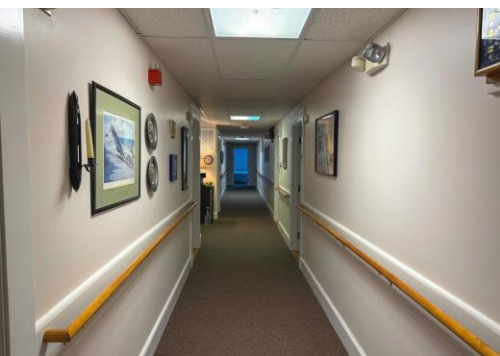
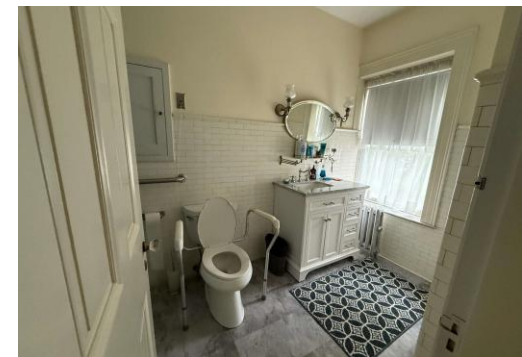
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## BUILDING HIGHLIGHTS

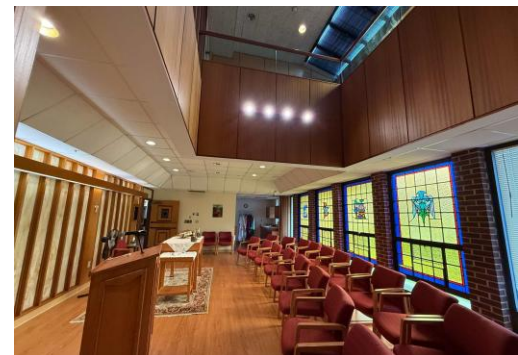
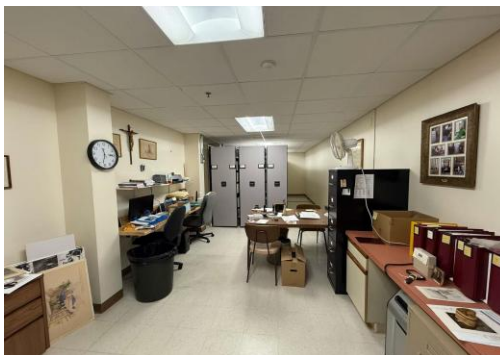
- 18,851 Square Feet
- Two-Story Building
- Constructed in 1970
- Shared Elevator
- Main Foyer
- Reception
- 16 Various Rooms on the First Floor
- Greeting Room
- Chapel
- Private Offices
- Dining Room
- Staff Lounge
- Commercial Kitchen
- Handicapped Lavatories and Bathrooms
- Meeting Hall with Private Kitchen
- 22 Living Quarters on the Second Floor.



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## LAND HIGHLIGHTS

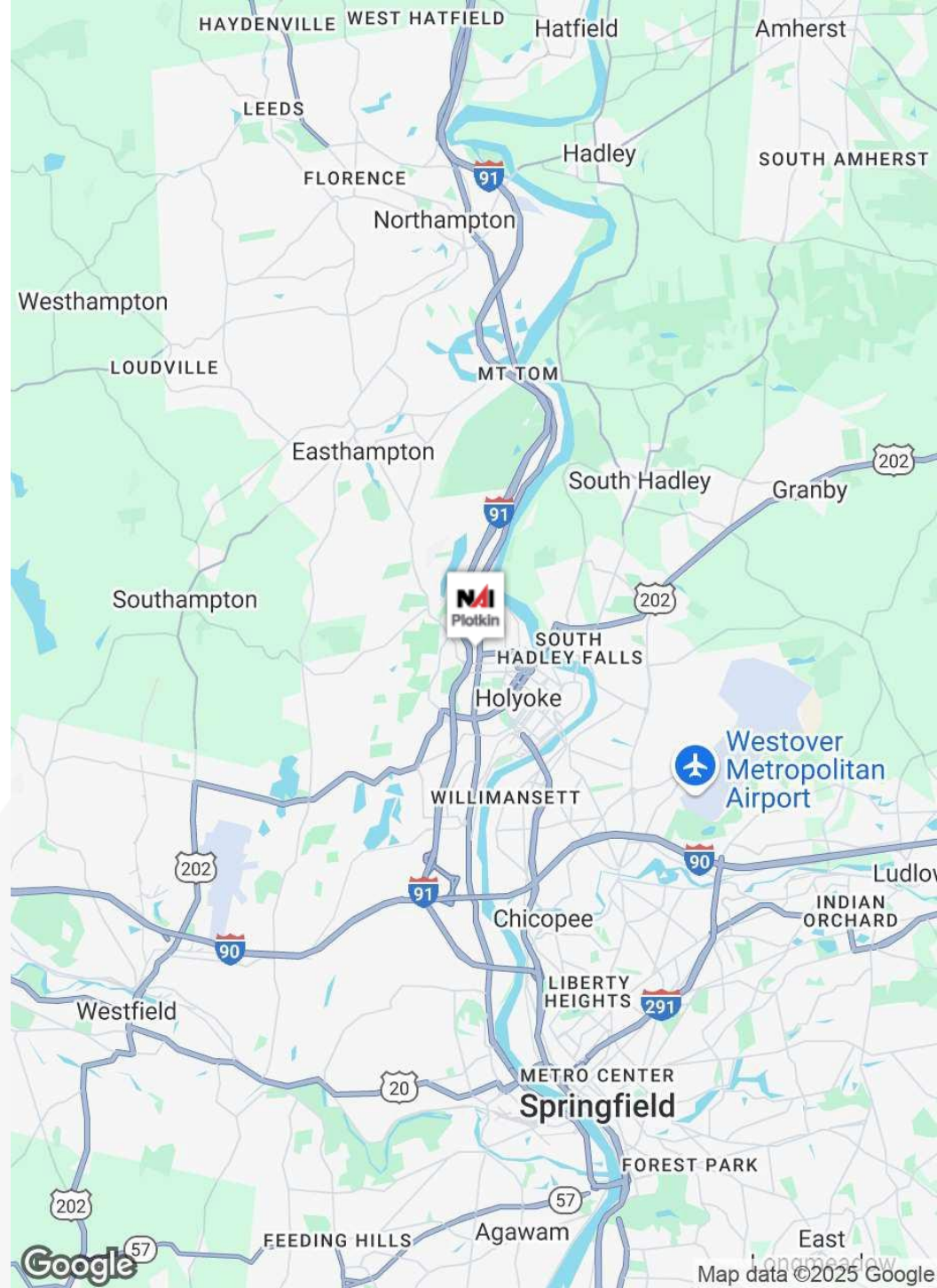
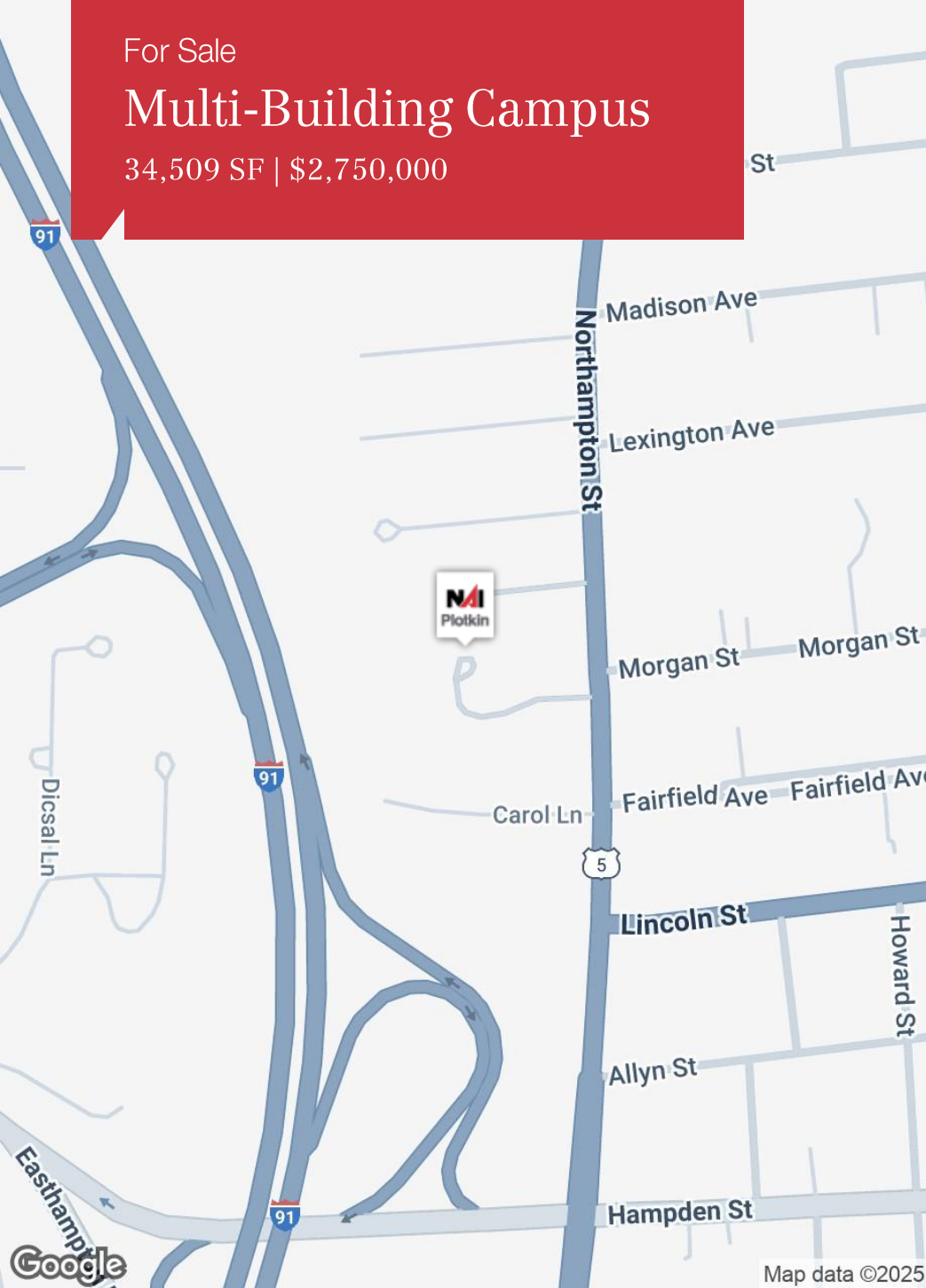
- Two Building Campus (Optional 3<sup>rd</sup> building)
- 8.19 Acres of Land
- 514.85' Frontage
- Nicely Landscape Grounds
- Private Setting
- Two Curb Cuts
- On-Site Parking for 40+/- Vehicles
- On Route 5 (Northampton Street)
- .7 Miles from Interstate 91 (Exit 15A)
- Located on PVTA Bus Route (Northampton Street)



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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	10,868	59,107	121,542
Median Age	42	42	43
Median Age (Male)	40	41	42
Median Age (Female)	44	44	44
<b>Households &amp; Income</b>			
Total Households	4,523	24,767	51,860
# of Persons Per HH	2.4	2.4	2.3
Average HH Income	\$86,444	\$81,469	\$88,195
Average House Value	\$341,277	\$320,855	\$330,199
<b>Race</b>			
% White	56.9%	60.0%	68.2%
% Black	4.7%	4.2%	4.0%
% Asian	1.5%	1.4%	2.2%
% Hawaiian	0.2%	0.1%	0.1%
% Indian	0.7%	0.5%	0.4%
% Other	21.1%	19.7%	13.4%
<b>Ethnicity</b>			
% Hispanic	41.9%	39.7%	28.5%

\* Demographic data derived from 2020 ACS - US Census