



# Prominent Florence Investment Opportunity

## 76-96 MAPLE STREET

Florence, MA 01062

Presented By:

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# PROMINENT FLORENCE INVESTMENT OPPORTUNITY

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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	29,444 SF
Available SF:	2,023 SF Retail; 1,229 SF Office
Lot Size:	1.81 Acres
Number of Units:	21
Year Built:	1894
Zoning:	GB-General Business

### PROPERTY OVERVIEW

The Parsons Block is an iconic anchor building in the heart of Florence Village. Built in 1894, this historic brick building features street-level retail and residential apartments on the upper floors. Many of the businesses have been located here for years, and downtown Florence enjoys an independent feel within Northampton's city limits. Low vacancy, both on- and off-street parking, and a vibrant mix of local small businesses contribute to the area's unique character. There is one first-floor retail unit available for lease. The unit is approximately 2,023 square feet and features large street-facing windows on three sides and rear access to the parking lot. There is one second-floor office unit available for lease. The unit is 1,229 square feet and includes two private offices, an open area, a private bathroom, and two private entrances, one on each side of the building. The office features classic finishes, abundant natural light, and glass transoms. This is a great opportunity to open a new business in a historically significant property.

### PROPERTY HIGHLIGHTS

**2,023 SF CORNER UNIT WITH HIGH CEILINGS AND OPEN FLOOR PLAN AVAILABLE FOR LEASE**  
**1,229 SF 2ND FLOOR OFFICE SPACE, 2 PRIVATE OFFICES, OPEN SPACE AND PRIVATE ENTRANCES**  
**BOTH ON STREET AND REAR OFF STREET PARKING AVAILABLE**

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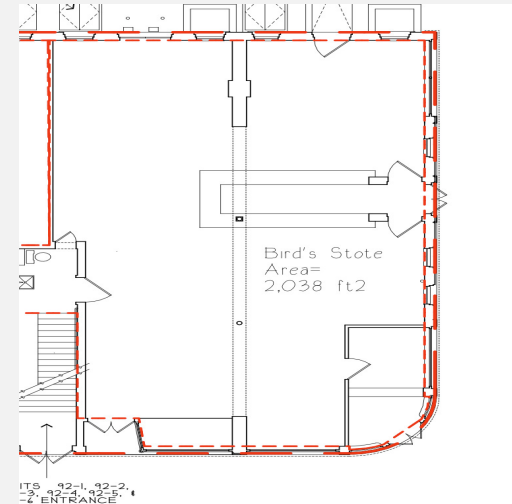
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Retail Photos



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# PROMINENT FLORENCE INVESTMENT OPPORTUNITY

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Office Photos



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