

For Sale

# Industrial

\$575,000



## 24 Water Street

Palmer, Massachusetts 01069

### Property Highlights

- 26,318 SF industrial building
- Constructed in 1924
- Ideal for manufacturing operations
- Spacious interior for assembly and distribution
- Sturdy and historic construction
- Versatile layout for customization
- Perfect for modernization and redevelopment
- Located in the Palmer area

### Property Description

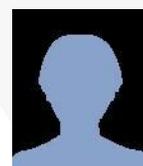
Introducing 24 Water Street, Palmer, MA, a prime industrial/manufacturing investment opportunity. This historic 26,318 SF building, constructed in 1924, offers immense potential for growth and development. With its substantial size and storied past, this property boasts an ideal layout for manufacturing operations, assembly, or distribution. The sturdy construction and spacious interior provide a versatile canvas for modernizing and customizing to suit a range of industrial needs. Invest in a piece of Palmer's

#### OFFERING SUMMARY

Sale Price	\$575,000
Building Size	26,318 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	214	\$88,445
0.5 Miles	682	\$85,657
1 Mile	2,481	\$85,695



For more information

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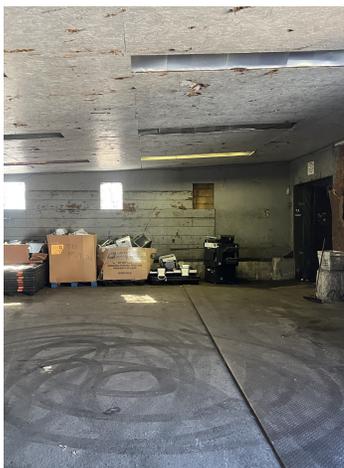
26,318 SF | \$575,000



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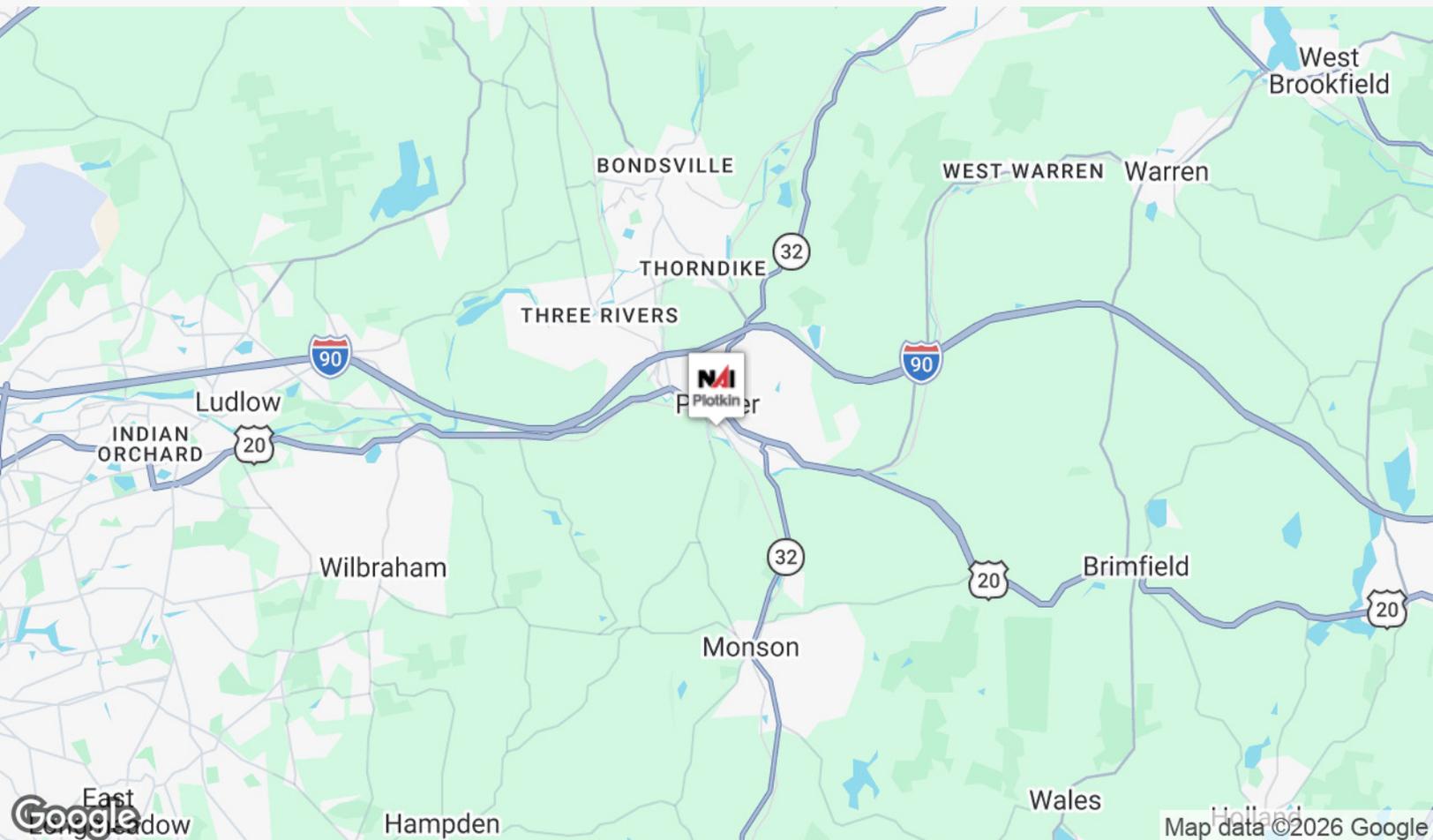
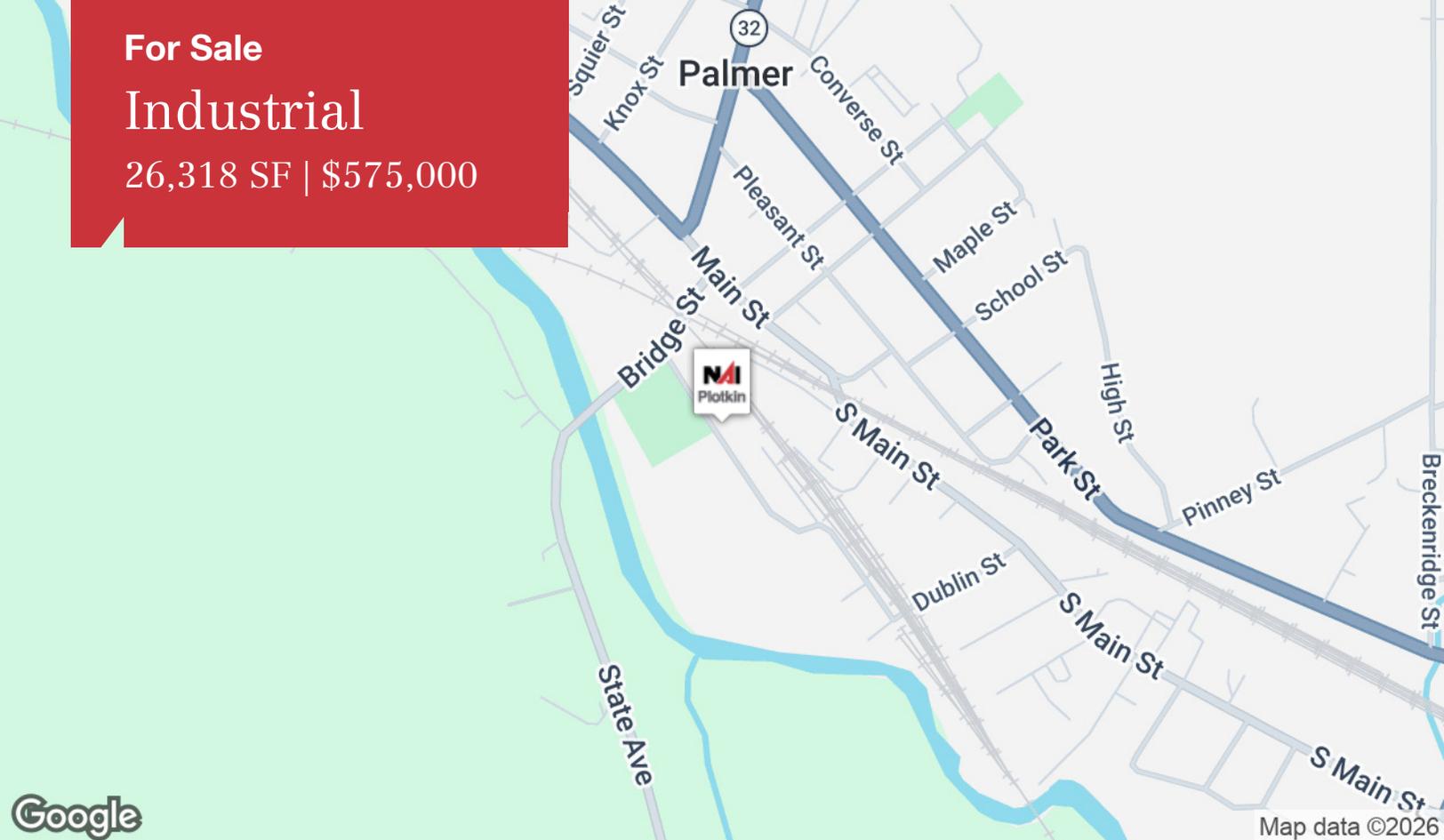
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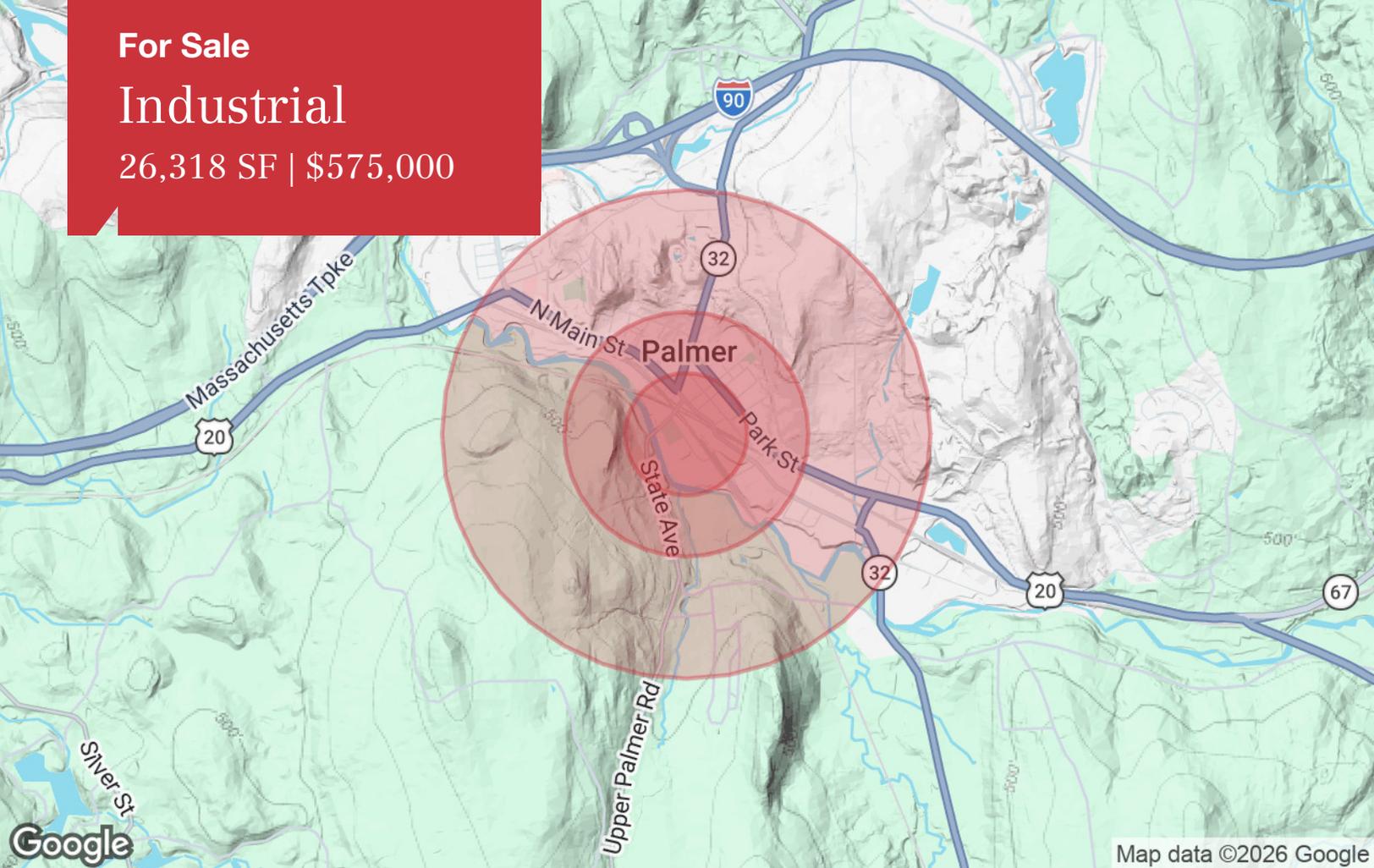
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## Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	214	682	2,481
MEDIAN AGE	55.3	54.9	54.5
MEDIAN AGE (MALE)	51.7	49.9	50.4
MEDIAN AGE (FEMALE)	55.6	56.0	55.6

## Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	90	292	1,066
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$88,445	\$85,657	\$85,695
AVERAGE HOUSE VALUE	\$196,049	\$214,510	\$215,263

## Race

	0.25 Miles	0.5 Miles	1 Mile
% WHITE	99.4%	98.8%	98.9%
% BLACK	0.6%	1.1%	1.0%
% ASIAN	0.0%	0.0%	0.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.1%	0.1%

## Ethnicity

	0.25 Miles	0.5 Miles	1 Mile
% HISPANIC	10.3%	8.2%	8.9%

\* Demographic data derived from 2020 ACS - US Census