



Prominent Florence Investment Opportunity

76-96 MAPLE STREET

Florence, MA 01062

Presented By:

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280 Bridge Street Springfield, MA 01103

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PROMINENT FLORENCE INVESTMENT OPPORTUNITY

76-96 Maple Street Florence, MA 01062

Executive Summary



OFFERING SUMMARY

Sale Price:	\$5,150,000
Building Size:	29,444 SF
Lot Size:	1.81 Acres
Number of Units:	20
Year Built/Renovated :	1894/2024
Zoning:	GB-General Business

PROPERTY OVERVIEW

The Parsons Block is a mixed-use property in the heart of Florence Village, a vibrant and independent neighborhood within Northampton. Built in 1894, this prominent brick building features leased street-level retail space with long-term tenants and residential apartments above, with consistently low vacancy rates. Now offered for sale, the property includes not only the building but a permitted development project consisting of 11 approved townhouse condominiums on the adjacent lot, presenting an opportunity for immediate expansion and added value. On- and off-street parking, strong local foot traffic, and a dynamic mix of small businesses present an excellent opportunity for an investor looking for a newly renovated project with additional upside potential. The property currently features a multi-family home, presenting a prime opportunity for a value-add flip or a long-term investment.

RECENT BUILDING IMPROVEMENTS

- * NEWLY RENOVATED RETAIL AND RESIDENTIAL UNITS
- * ROOF REPLACED (2022)
- *10 RENOVATED RESIDENTIAL APARTMENTS
- *CUSTOM COMMERCIAL BUILDOUTS (2023-2025)
- *FIRE ALARM SYSTEM UPGRADE (2022)
- * COMPLETE ELECTRICAL SERVICE UPGRADE (INDIVIDUAL METERING) (2023-2025)

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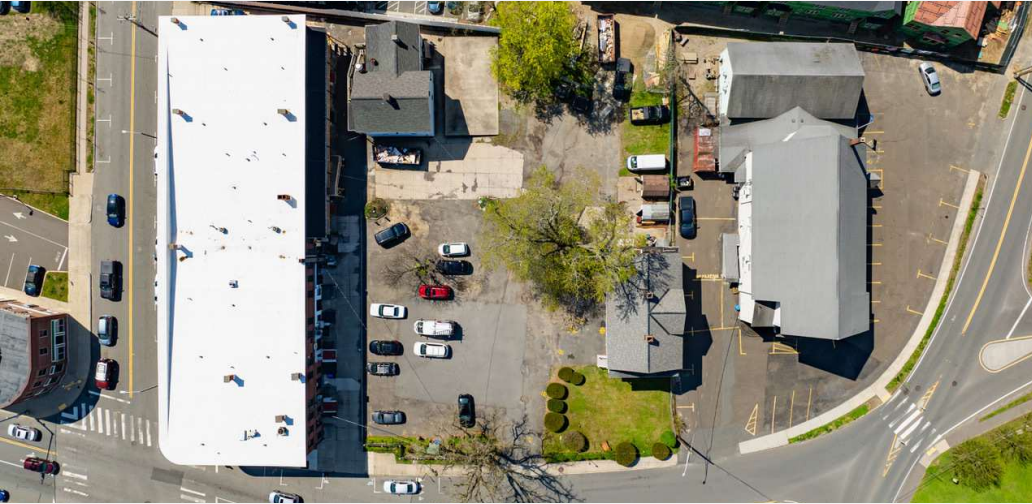
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Exterior Aerial Photos



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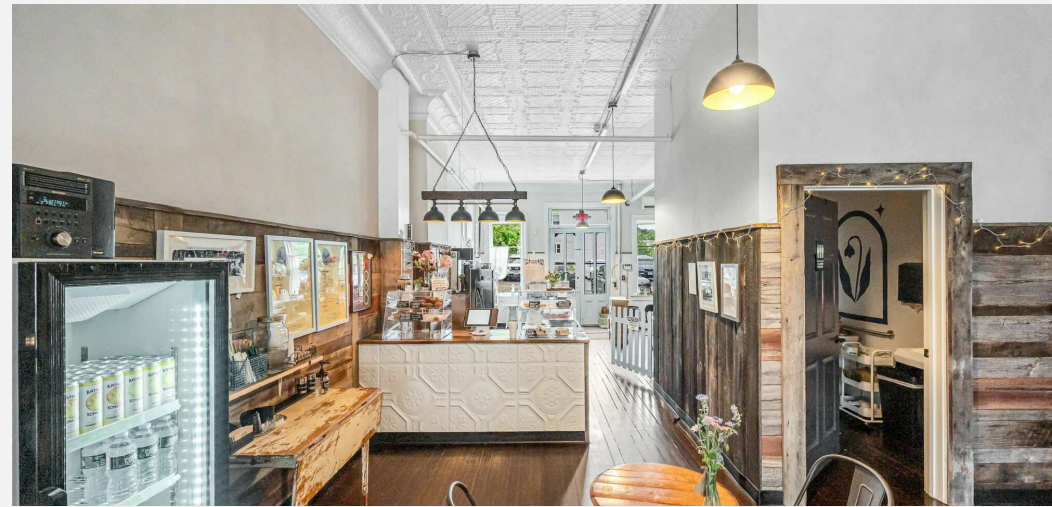
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PROMINENT FLORENCE INVESTMENT OPPORTUNITY

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Renovated Street Level Commercial Units



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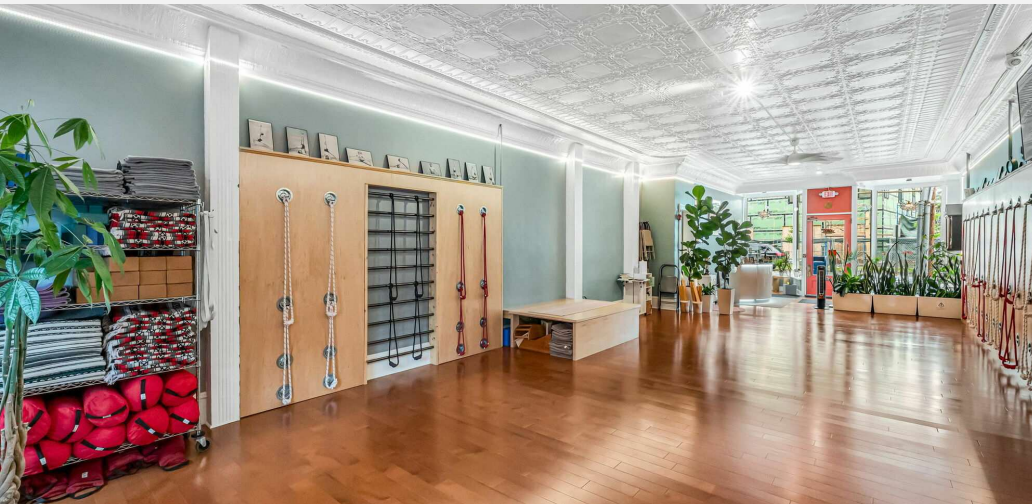
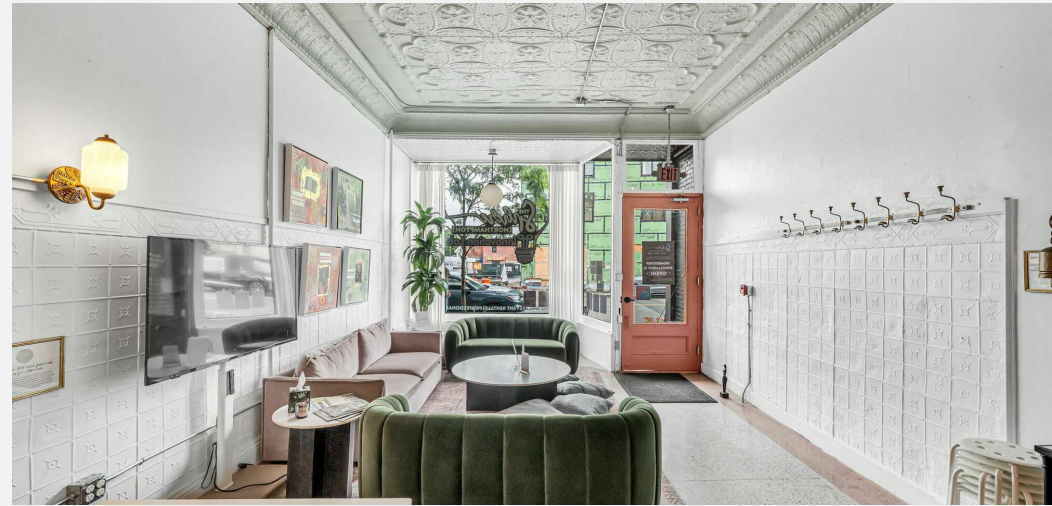
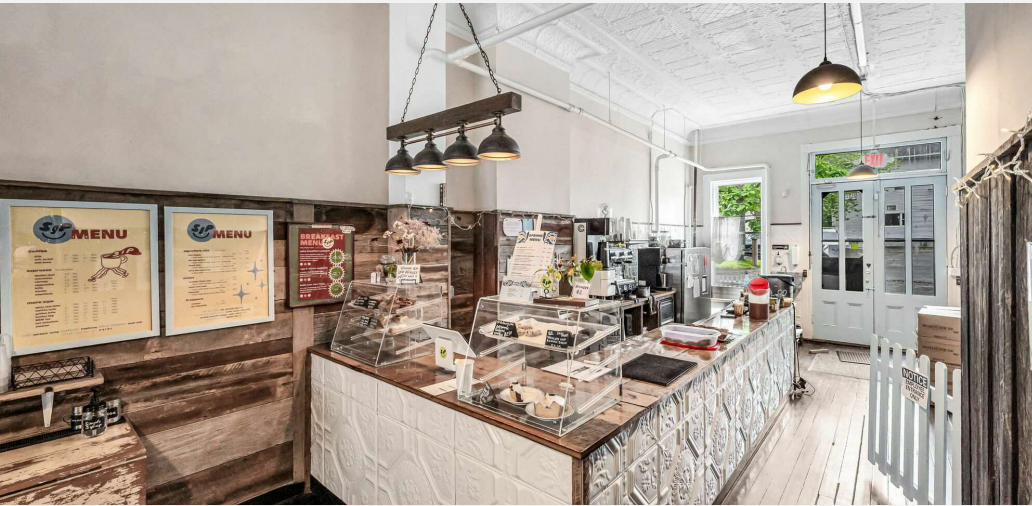
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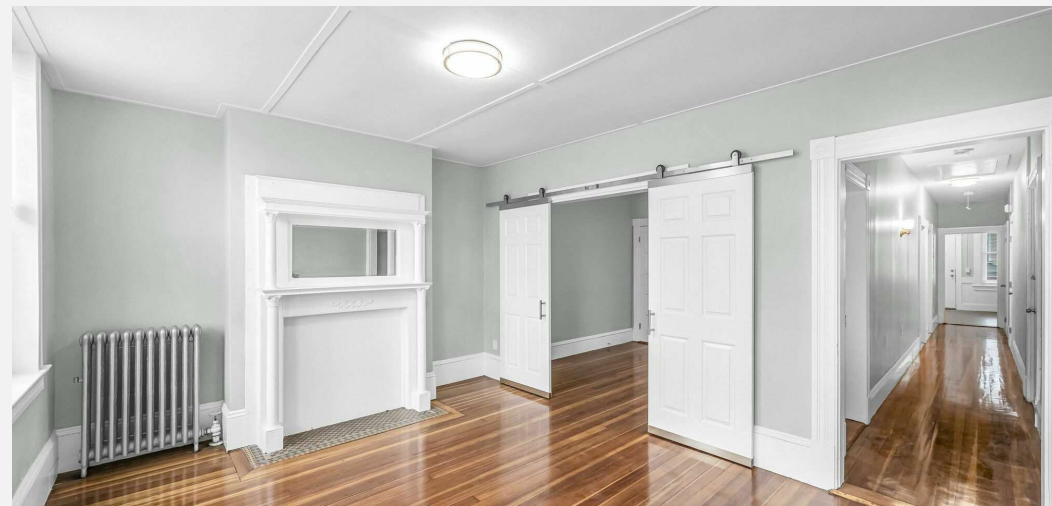
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PROMINENT FLORENCE INVESTMENT OPPORTUNITY

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Fully Renovated Apartments



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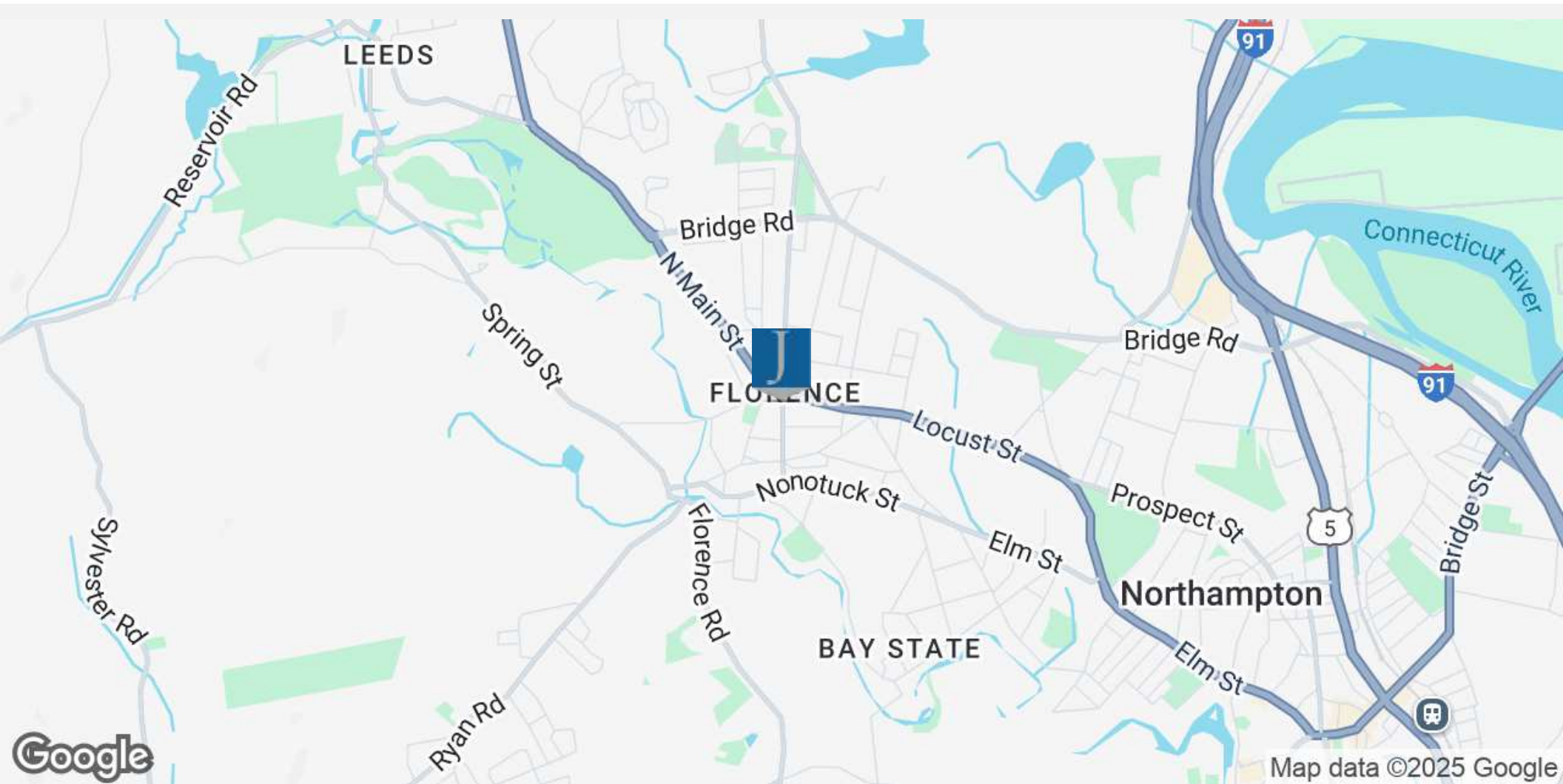
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Location Map



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