

Offering Memorandum

193 Elm St, Holyoke, MA

Standalone Commercial Property — Multiple Use Potential

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Executive Summary

This offering represents a unique opportunity to acquire a standalone commercial building in Holyoke, MA. This flexible space can accommodate community organizations, nonprofits, religious use, office, retail, event space, or owner-user operations.

Property Overview

Address	193 Elm St, Holyoke, MA
Building Size	1,593 SF
Lot Size	7,405 SF (0.17 acres)
Parking	Approx. 6 spaces
Zoning	RO — Legal Conforming
Year Built	1965
Asking Price	\$199,000

Projected Pro-Forma (Sample Rent Assumptions)

Scenario	Rent PSF	Annual Revenue	Est. Expenses	Projected NOI
Market Lease-Out	\$15/SF	\$23,895	\$8,000	\$15,895
Event/Community Use	\$12/SF	\$19,116	\$7,000	\$12,116
Office/Nonprofit	\$10/SF	\$15,930	\$6,000	\$9,930

Contact Information

For tours, financials, or additional documents:

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