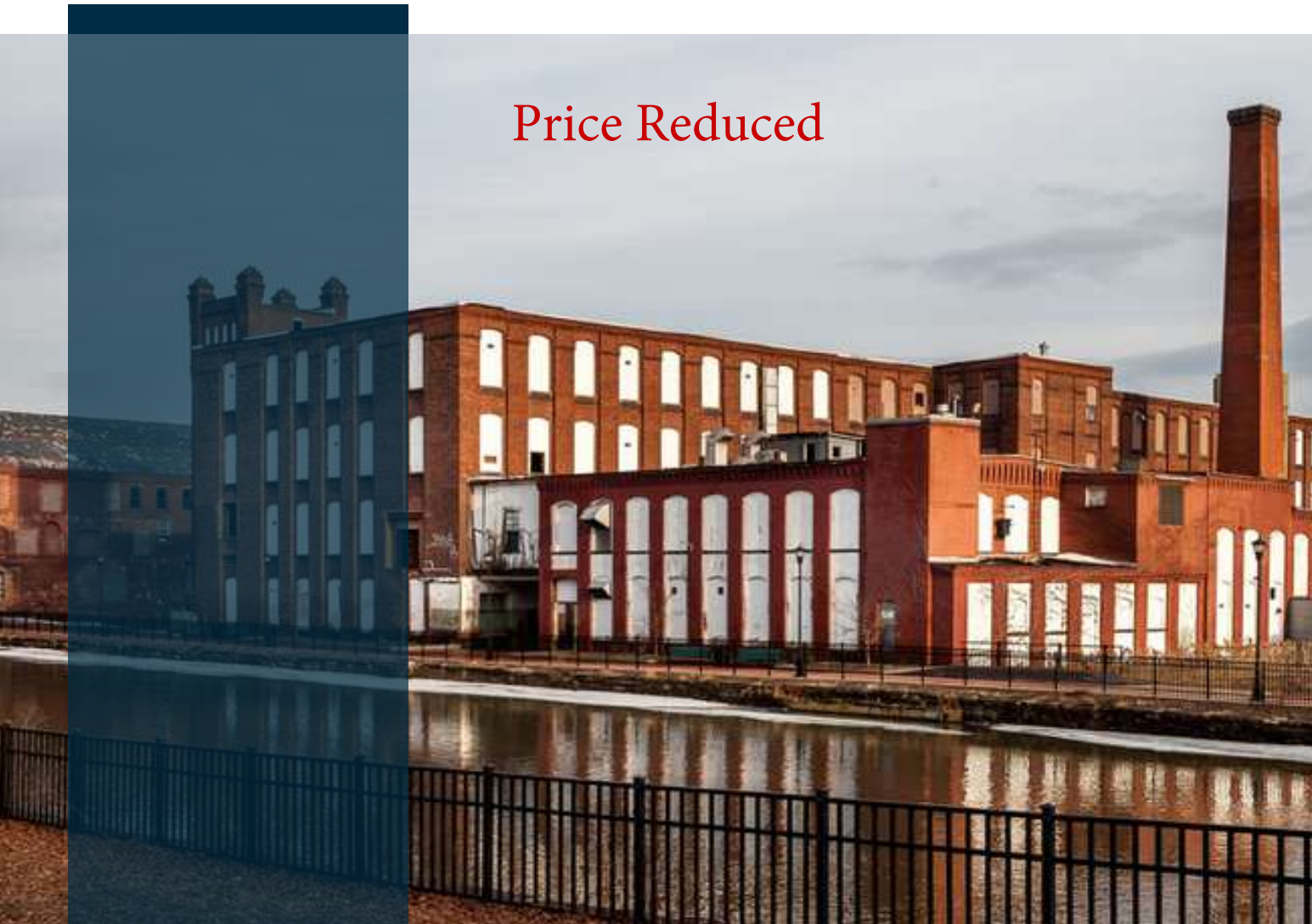




Exclusively listed by:

William Low, Jr.
President
413.237.9692
bill@lowpicard.com

Price Reduced



INDUSTRIAL PROPERTY FOR SALE

195 APPLETON STREET

195 Appleton Street Holyoke, MA 01040

L&P Commercial
200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

EXECUTIVE SUMMARY- PRICE REDUCED



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	230,000 SF
Lot Size:	3.66 Acres
Price / SF:	-
Year Built:	1889
Zoning:	Industrial (IG)
Market:	Hartford
Taxes:	\$12,854.40

PROPERTY OVERVIEW

L&P Commercial is proud to offer a 230,000 square foot industrial Building for sale in Holyoke, Massachusetts. 195 Appleton Street offers easy access to several major highways and the property is located between two canals and the new pedestrian walkways. The property has deeded water right to pull water from the Second Canal. The property is adjacent to the Massachusetts Green High Performance center supports the scientific, engineering and R&D innovation needs for Boston University, Harvard University, MIT, Northeastern University, University of Massachusetts all of which are in partnership with EMC and Cisco Systems. There are Hydro and Redevelopment Grants available for this property.

Seller Financing Available!

PROPERTY HIGHLIGHTS

- 230,000 Square Foot Brick and Beam Building
- Deeded water rights
- Opportunity Zone



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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	195 Appleton Street
City, State, Zip	Holyoke, MA 01040
County	Hampden
Cross-Streets	Race Street
Nearest Highway	Interstate 91 and 90
Nearest Airport	Bradley International Airport

BUILDING INFORMATION

Minimum Ceiling Height	14 ft
Number of Floors	4
Year Built	1889
Free Standing	Yes

PROPERTY HIGHLIGHTS

- 230,000 Square Foot Brick and Beam Building
- Deeded water rights
- Opportunity Zone
- 40R Smart Growth Overlay District
- Potential Hydro-Power Generation
- Hydro Grant and Redevelopment Grant Available
- Bounded on 2 sides by canals improved with new pedestrian walkways



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Embrace timeless beauty: The Old Mill Building stands as a reminder of the past, with the potential to become a beacon of innovation for the future. Make your mark buy transforming this captivating piece of history into a hub of contemporary excellence.

Be a part of the sustainability movement by repurposing an existing structure. Buy adopting this Historic Mill Building, you're not only preserving it's Rich heritage but also contributing to Eco friendly development and responsible land use.

LOCATION DESCRIPTION

Location Advantage: strategically located near bustling downtown and thriving communities, the old mill building offers a prime spot for attracting foot traffic and fostering a strong customer base.



William Low, Jr.

President

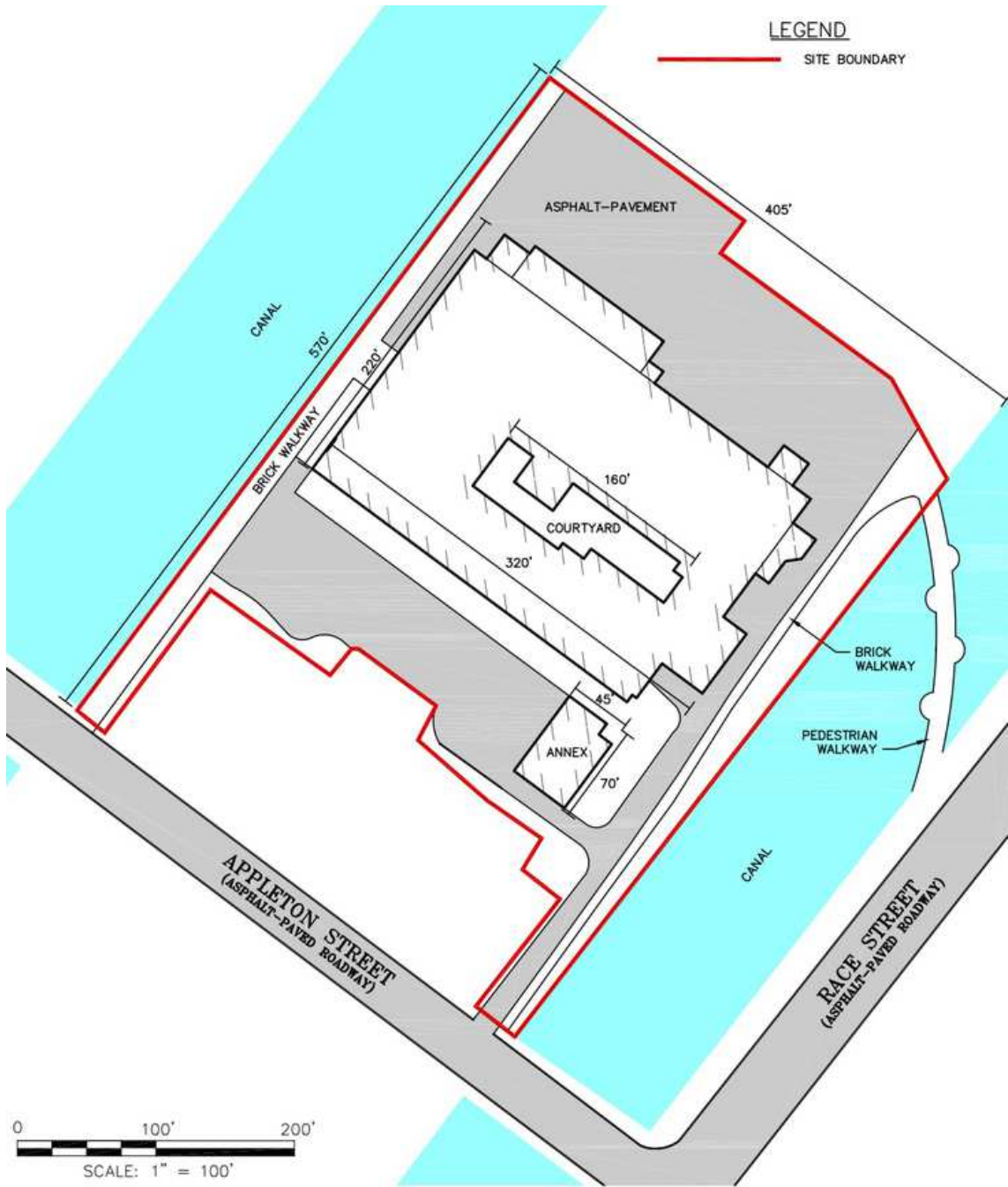
413.237.9692


bill@lowpicard.com

ADDITIONAL PHOTOS



SITE PLAN

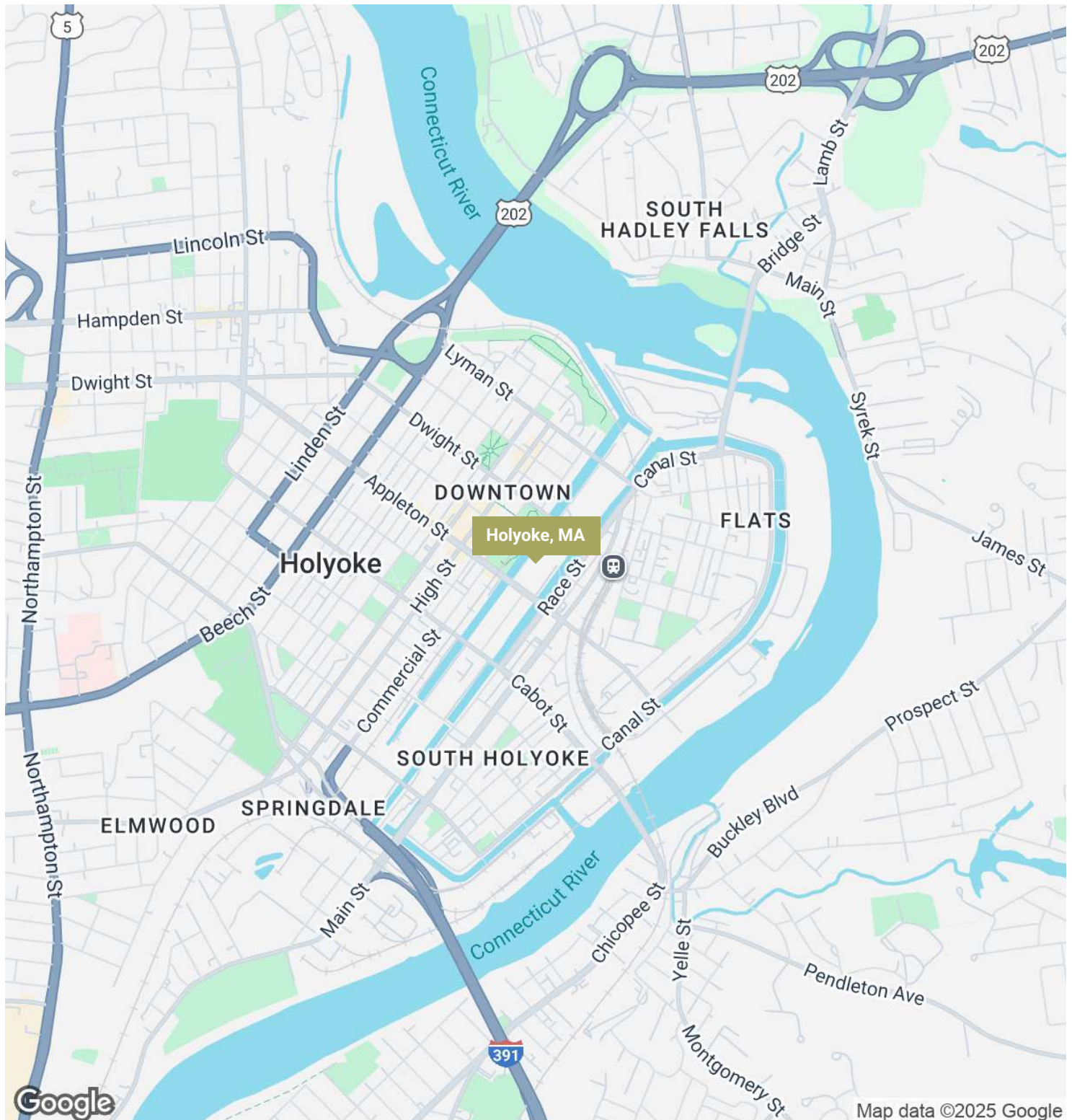


 CONECO Engineers & Scientists PHONE: 800-548-3355 WEBSITE: www.coneco.com		DRAWN	CHECKED	195 APPLETON STREET HOLYOKE, MASSACHUSETTS	
	BY	WCB	MEB		
	DATE	3/13/20	3/13/20		
	PROJECT NO. 10847			FIGURE 3 - SITE PLAN	



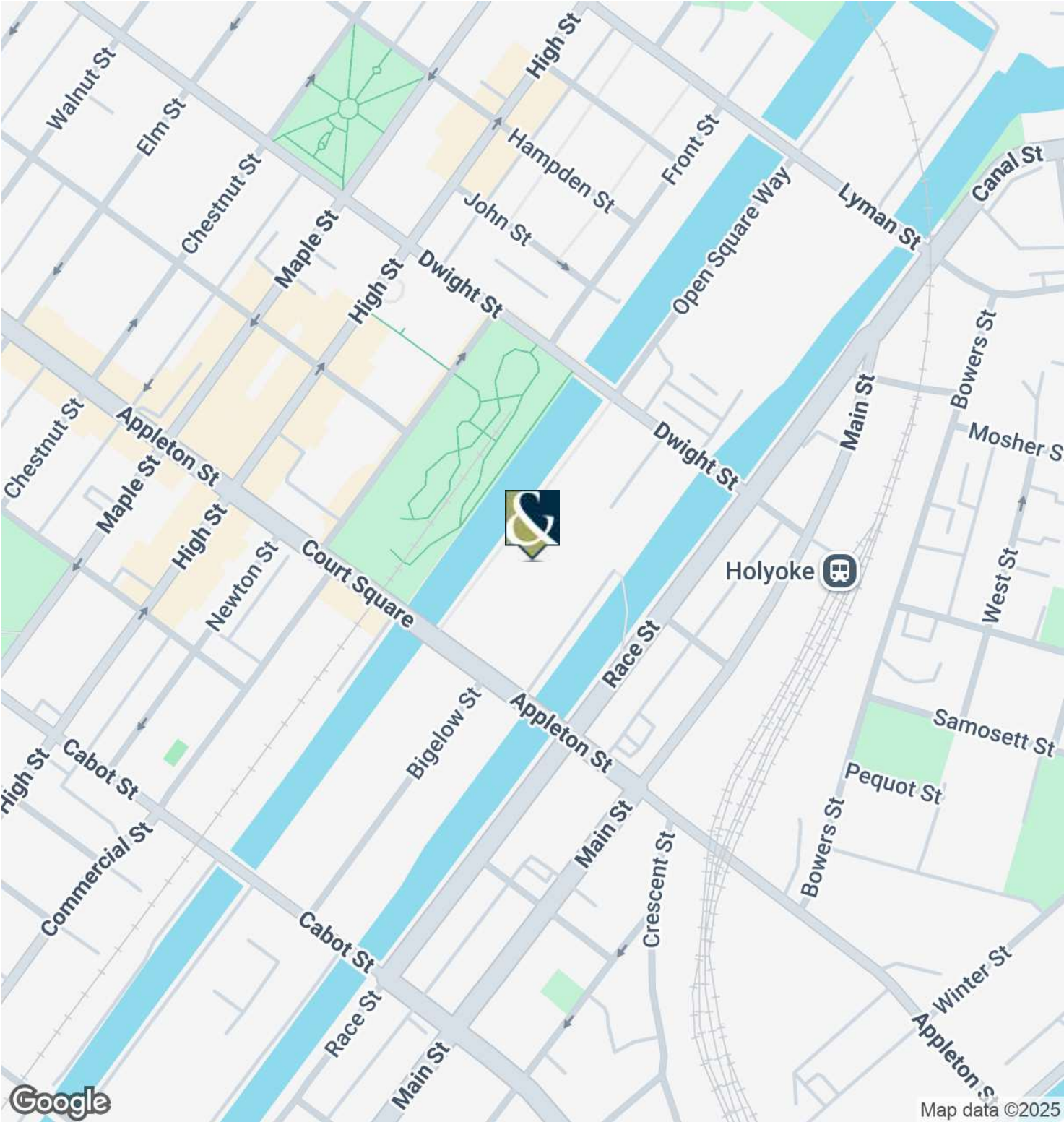
William Low, Jr.
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413.237.9692
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REGIONAL MAP



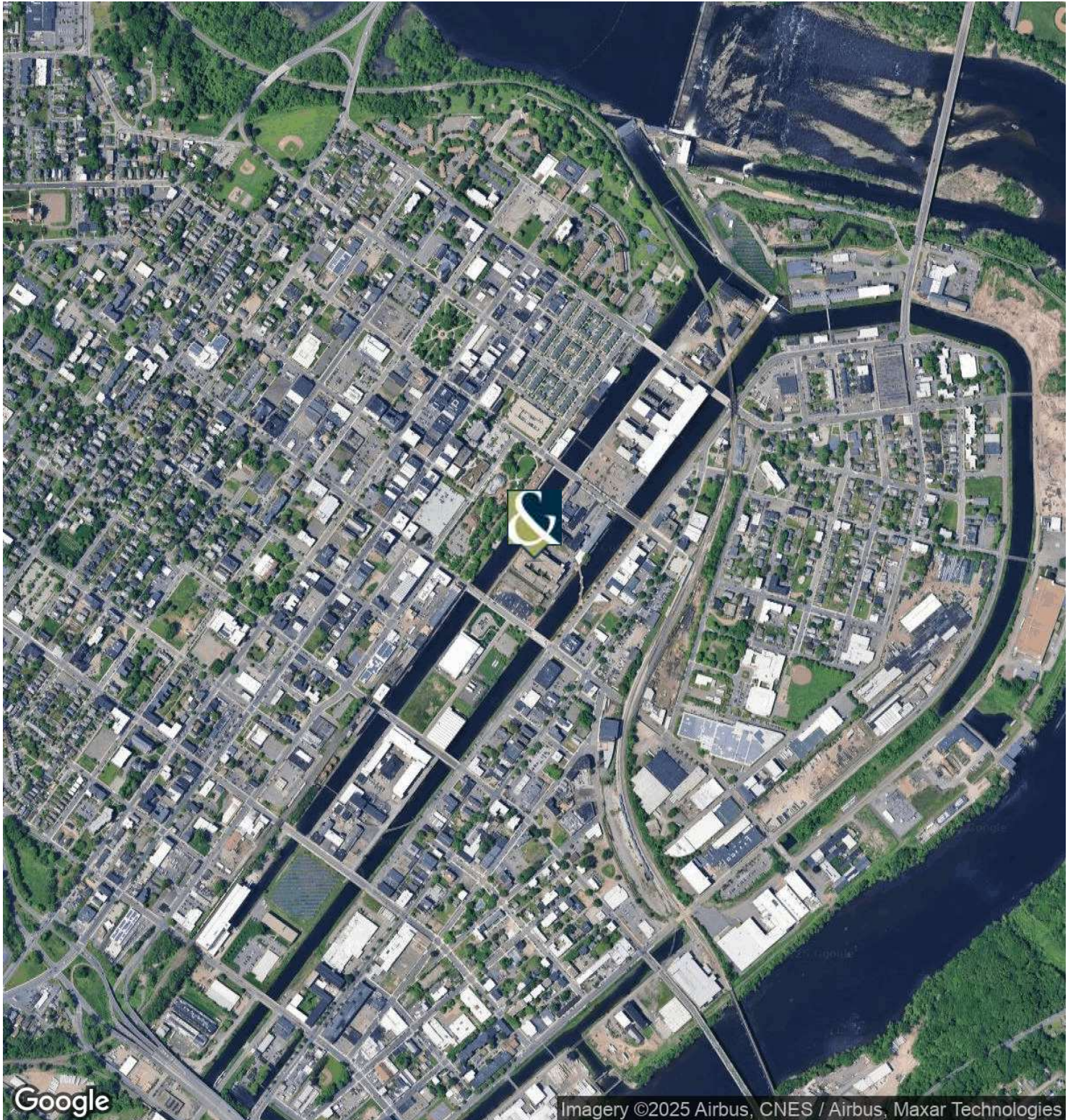
William Low, Jr.
President
413.237.9692
bill@lowpicard.com

LOCATION MAPS



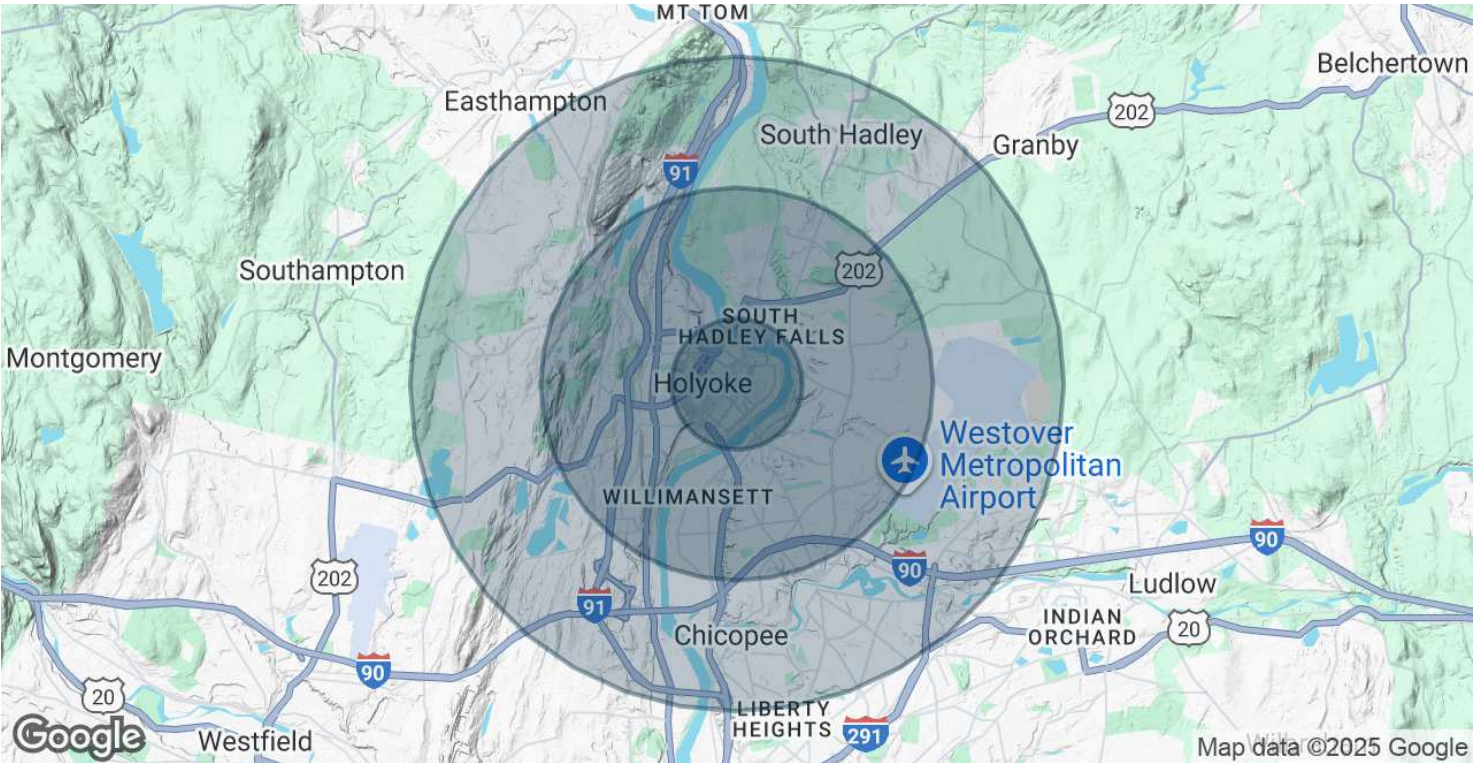
William Low, Jr.
President
413.237.9692
bill@lowpicard.com

AERIAL MAPS



William Low, Jr.
President
413.237.9692
bill@lowpicard.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,329	80,043	151,658
Average age	29.3	36.9	38.4
Average age (Male)	28.3	34.4	37.4
Average age (Female)	30.3	39.2	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,343	33,374	62,255
# of persons per HH	2.5	2.4	2.4
Average HH income	\$28,939	\$47,495	\$51,847
Average house value	\$211,982	\$199,527	\$198,900

* Demographic data derived from 2020 ACS - US Census



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