



**MLS # 73446761 - Active
Commercial/Industrial - Mixed Use**

**244 Main St
Northampton, MA 01060-3886
Hampshire County**
Directions: **GPS Friendly**

List Price: \$1,990,000

For Sale or Lease – Presenting The Roundhouse & Annex, one of downtown Northampton's most distinctive mixed-use investment opportunities. This historic two-building property offers ±16,980 SF with 22 on-site parking spaces, steps from Pulaski Park, the bike path, and Main Street dining, and just minutes to I-91 and Amtrak service to NYC/Boston. The Annex (~6,000 SF) is approved for ground-floor residential use, ideal for a 4–5 unit condo conversion with strong downtown comps. The Roundhouse (~11,000 SF), a three-story brick landmark, supports a wide range of by-right commercial (or residential) uses, including gym/spa, café/restaurant, speakeasy, or creative office. Located in an Opportunity Zone, with potential CPA funding and state/federal historic tax credits. Own, redevelop, or lease a signature downtown property with character and upside. Architecture development plans for a 5-6 residential condo conversion are available.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	6	6,000	Land: \$374,300	Space Available For: For Sale
Office:	1	16,980	Bldg: \$1,924,300	Lease Type: Triple Net Lease (NNN)
Retail:	1	0	Total: \$2,298,600	Lease Price Includes: Other (See Remarks)
Warehouse:	1	0		Lease: Yes Exchange: No
Manufacturing:	0	0		Sublet: No
				21E on File: Yes
Total:		16,980	# Units:	

Disclosures: **Property for sale or lease. Several dividable leasing options.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 6	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:
Lot Size: 6,974 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.16	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 22	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Brick**
Location: **Downtown, Park**
Parking Features: **21+ Spaces, Improved Driveway, Paved Driveway, On Site, Shared**
Roof Material: **Slate**
Site Condition: **Dry, Level, Improved**
Utilities: **Public Water**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1850**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:031D B:0251 L:0001**
Assessed: **\$2,298,600**
Tax: **\$32,019** Tax Year: **2025**
Mill Rate: **13.93**
Book: **10482** Page: **55**
Cert:
Zoning Code: **CB**
Zoning Desc: **Legal Conforming**
Map: **31D** Block: **251** Lot: **001**

Office/Agent Information

Listing Office: **Brick & Mortar Northampton**  (413) 259-8888

Listing Agent: **Shelly Hardy**  (413) 320-3821

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell, Exclusive right to Lease**

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent**,  **Schedule with ShowingTime , Accompanied Showings, Appointment Required, Sign**

Showing: Buyer's Broker: **Call List Agent**,  **Schedule with ShowingTime , Accompanied Showings, Appointment Required, Sign**

Showing: Facilitator: **Call List Agent**,  **Schedule with ShowingTime , Accompanied Showings, Appointment Required, Sign**

Special Showing Instructions: **Accompanied, some notice needed.**

Firm Remarks

Property offered For Sale or Lease. Buyer and/or tenant to perform due diligence. Seller makes no representations regarding existing systems or equipment; elevator currently inactive. Building is located within a federally designated Opportunity Zone and may qualify for historic tax credits and CPA funding; buyers should confirm eligibility. Annex portion approved by the City of Northampton Planning Department for ground-floor residential use. Architectural concept plans available for review. Total square footage per assessor; buyers to verify. Listing agent to accompany all showings.

Market Information

Listing Date: **10/22/2025**

Days on Market: Property has been on the market for a total of **54** day(s)

Expiration Date:

Original Price: **\$1,990,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **54** day(s)

Office Market Time: Office has listed this property for **54** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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