



Exclusively listed by:

William Low, Jr.
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OFFICE PROPERTY FOR SALE

217-225 HIGH STREET

217-225 High Street Holyoke, MA 01040

L&P Commercial

200 North Main Street, Suite 3
413.595.8008 | lowpicard.com

217-225 HIGH STREET

217-225 High Street Holyoke, MA 01040



OFFERING SUMMARY

Sale Price:	\$875,000
Building Size:	31,339 SF
Available SF:	31,339
Lot Size:	8,799 SF
Price / SF:	\$27.92
Assesment:	\$1,793,600
Tax:	\$72,210
Year Built:	1869
Renovated:	2022
Zoning:	Business C
Market:	Western Massachusetts
Submarket:	Greater Springfield

PROPERTY OVERVIEW

L&P Commercial is pleased to offer for sale the two building complex at 217 and 225 High Street. 225 was built by Charles Ball in 1898, it was done in the Italian Palazzo style, and was the home of the Holyoke National Bank. 217 High Street is a two story building of 8,116 square feet. It is believed the two buildings were connected before 1915. The buildings have had major renovations during past few years.

PROPERTY HIGHLIGHTS

- Historically Significant Architecture
- Signalized Corner
- Fully Sprinklered
- Elevator Recently Inspected
- New Roof
- Huge Upside Potential



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GROUND LEVEL PHOTOS

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UPPER FLOOR PHOTOS

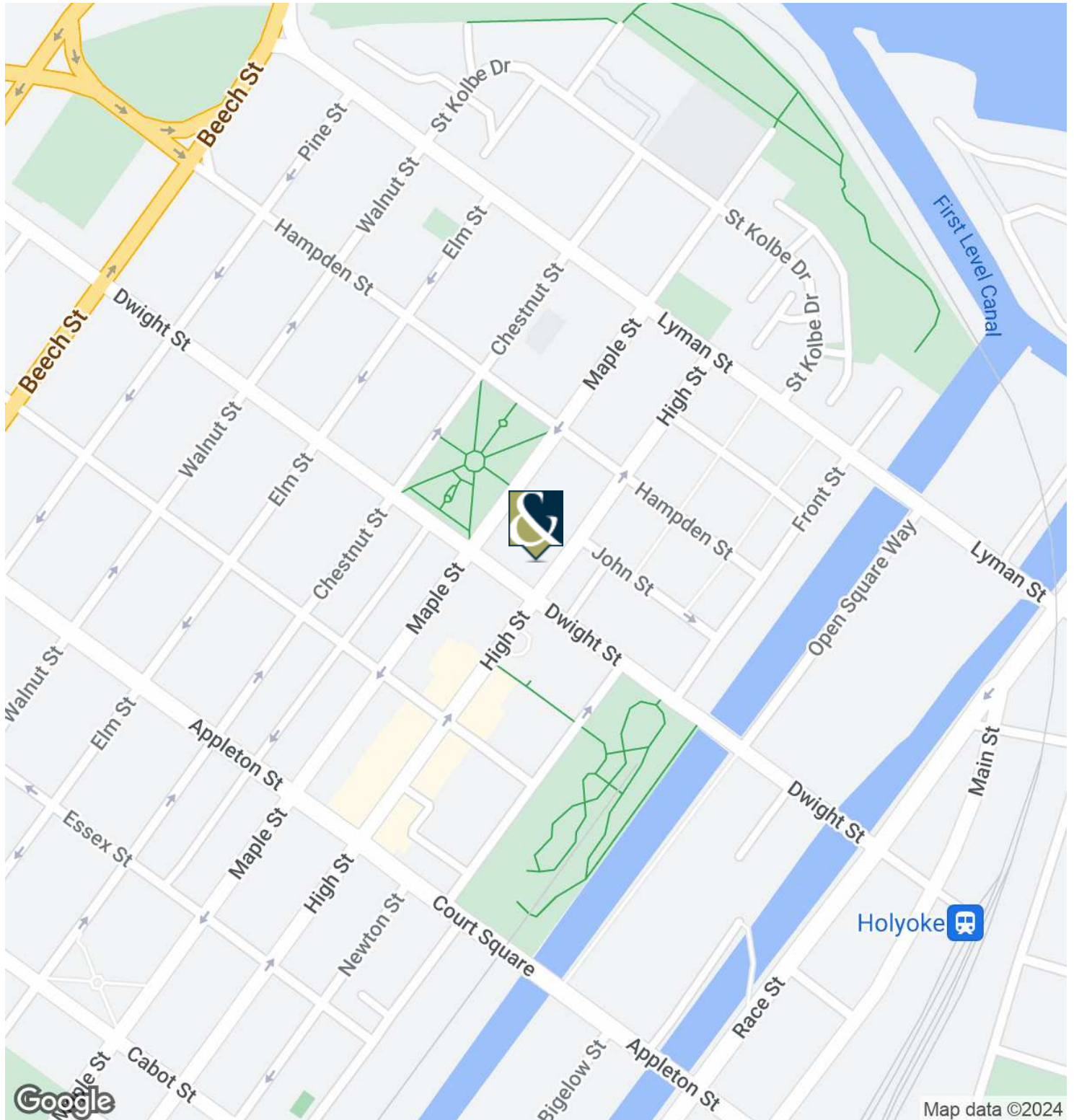
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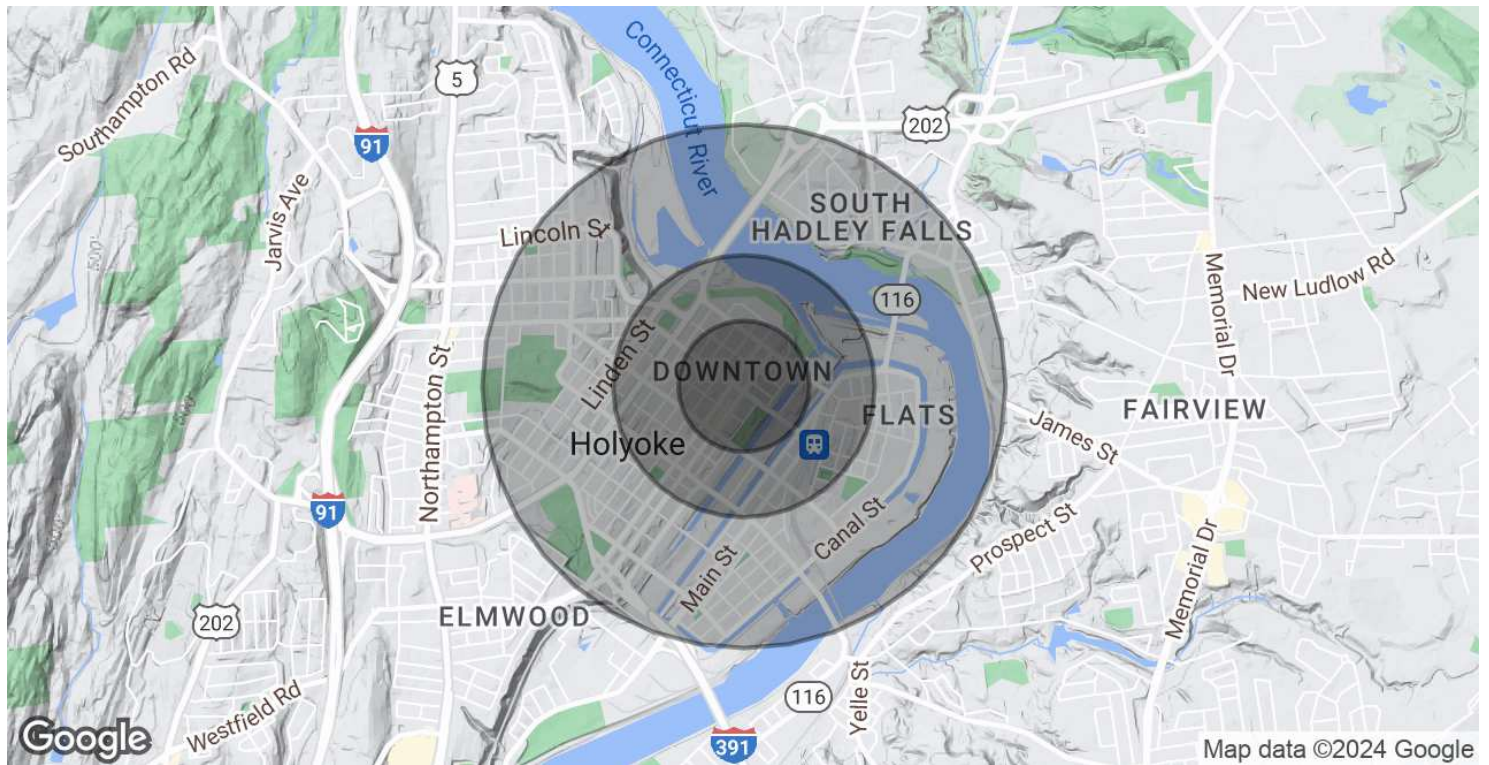
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,277	5,580	20,235
Average Age	34.6	32.3	32.1
Average Age (Male)	33.4	30.4	30.3
Average Age (Female)	37.0	38.1	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	649	2,630	8,923
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$30,857	\$31,672	\$37,554
Average House Value	\$170,172	\$239,812	\$188,161

* Demographic data derived from 2020 ACS - US Census



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