



Exclusively listed by:

William Low, Jr.
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OFFICE PROPERTY FOR SALE

THE STEAM BUILDING

208 Race Street Holyoke, MA 01040

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

THE STEAM BUILDING

208 Race Street Holyoke, MA 01040



OFFERING SUMMARY

Sale Price:	\$4,200,000
Building Size:	68,000 SF
Available SF:	26,875
Lot Size:	1.1 Acres
Number of Units:	22
Price / SF:	\$61.76
Cap Rate:	
NOI:	
Year Built:	1903
Renovated:	2022
Zoning:	IG
Market:	Western Mass

PROPERTY OVERVIEW

Presenting 208 Race Street, an ideal investment opportunity for Office/Office Building investors in the Western Mass area. This 68,000 SF building, with 22 units, underwent a comprehensive renovation in 2014, seamlessly blending historic charm with modern functionality. Zoned IG and currently at 50% occupancy (53,481 total rentable SF), this property offers significant potential for growth, making it an attractive addition to any investment portfolio.

PROPERTY HIGHLIGHTS

- "Arts and Industry" District
- 68,000 SF
- Located on the Historic Canal System
- Beautifully Converted to Offices
- On-Site Parking
- Huge Upside Potential



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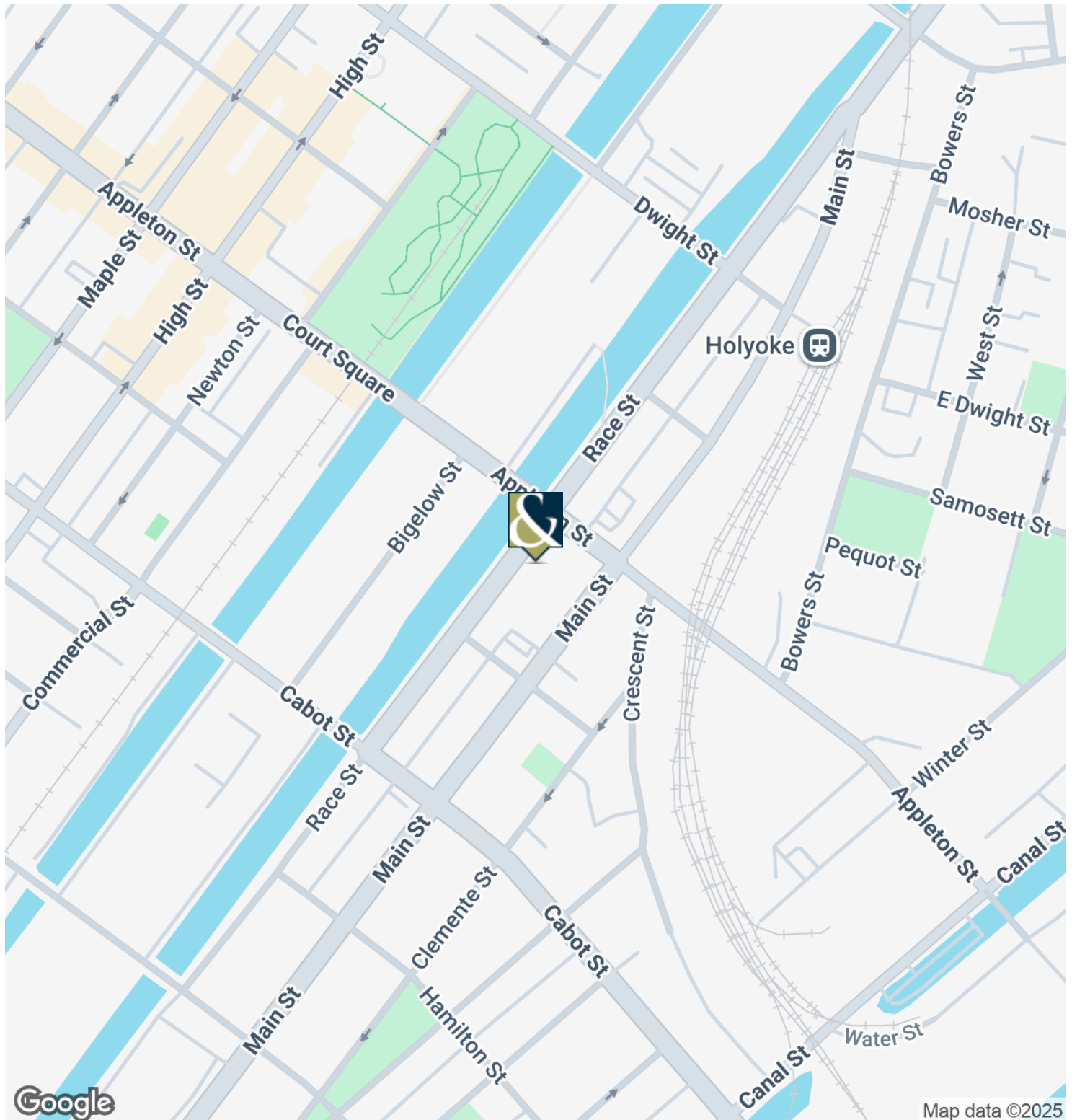
Plan of all Parcels



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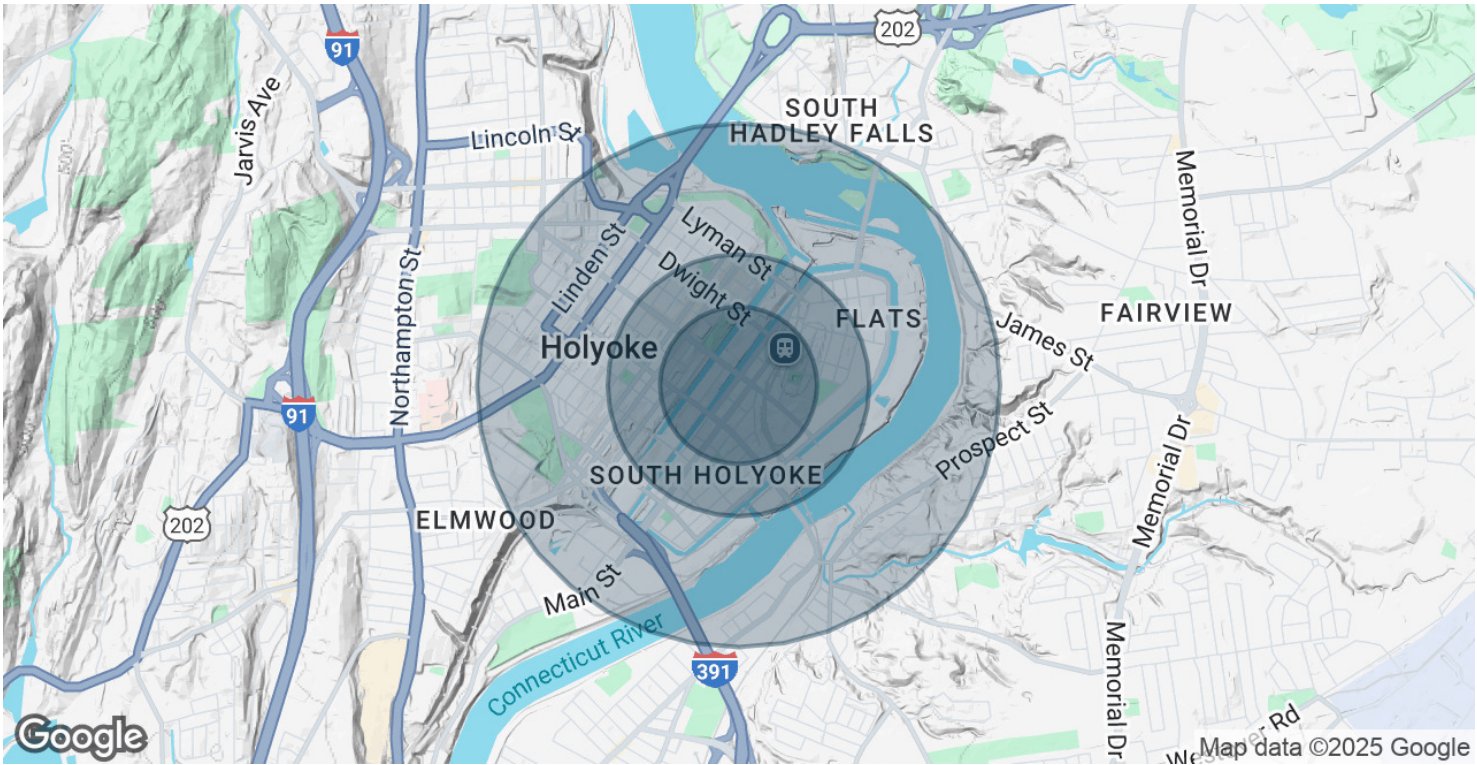
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	903	5,313	17,861
Average Age	33	34	37
Average Age (Male)	33	33	36
Average Age (Female)	34	35	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	1,997	7,242
# of Persons per HH	3.2	2.7	2.5
Average HH Income	\$34,648	\$43,135	\$51,596
Average House Value	\$388,589	\$319,036	\$296,410

Demographics data derived from AlphaMap



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