



REALTY

*For Sale*

# 244 Main St Northampton the Iconic Roundhouse & Annex MIXED USE PROPERTY



Exceptional mixed-use redevelopment opportunity in the heart of downtown Northampton. This historic 2-building property, offers approximately 16,980 SF with 22 on-site parking spaces, elevator, and architectural plans for a condo conversion with complementary commercial uses. The redesign concept includes 7 residential units, 5 in the Annex and 2 in the Roundhouse, along with 2 commercial spaces: a café and a wellness-focused gym/spa. Residential units are primarily 2-bedroom, 2-bath luxury layouts, including a 2-level, townhouse-style unit, designed for high-quality in-town living. The existing steel pedestrian bridge connecting the Roundhouse directly to Main Street, providing strong visibility and walkability. The café includes a mezzanine level, and the gym/spa is planned for the lower level with multiple means of egress. Steps to shops, dining, bike path, Amtrak to NYC/Boston, and I-91. Located in an Opportunity Zone with potential CPA and historic tax credit eligibility.

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