

WEST HOLYOKE PLAZA

Property Overview

West Holyoke Plaza, located at 242-274 Westfield Rd., in Holyoke, Massachusetts, is a mixed-use neighborhood retail center anchored by a Dollar General store and includes two free-standing outbuildings (one with drive-thru), totaling approximately 29,530 square feet of rentable space. The property is situated on two separately deeded parcels totaling approximately 3.5 acres, with 575 feet of frontage along Westfield Road, where the average daily traffic count is approximately 17,878 vehicles per day.

Property Highlights

A reliable and long-term mix of essential-need retail and service providers complements and serves a vibrant neighborhood community.

A stabilized rent roll with scheduled contractual increases offers investors immediate upside.

Well-maintained with many recent renovations and upgrades, including roofs, stormwater management, paving, HVAC, and landscaping.

Abundant paved parking spots (approximately 7.44 spaces/1000 SF) and capacity to add square feet to the main building and/or for out-building development opportunities. Approximately 3,079 additional storage space also available to increase rental income.

OFFERED FOR SALE BY:

PAUL A. LONGTIN (413) 977-9582



WEST HOLYOKE PLAZA

Well-located with great accessibility close to landmark restaurants, Holyoke Mall, Holyoke Community College, and Holyoke Hospital.



Additional information available with executed Confidentiality and Non-Disclosure Agreement and on CoStar:

OFFERING SUMMARY

Well located 29,530 sq ft Neighborhood Retail Center.

Lot Size: Two parcels totaling 3.46 Acre.

Excellent long-term essential need tenant mix.

Immediate upside with 2026 in place rent increases and potential for added revenue expansion.

Year Built / Renovated: 1963/2017.

Price undisclosed.

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