



88 Elm Street - P.O. Box 268
West Springfield, Massachusetts 01090
Telephone: (413) 747-4100

AVAILABLE

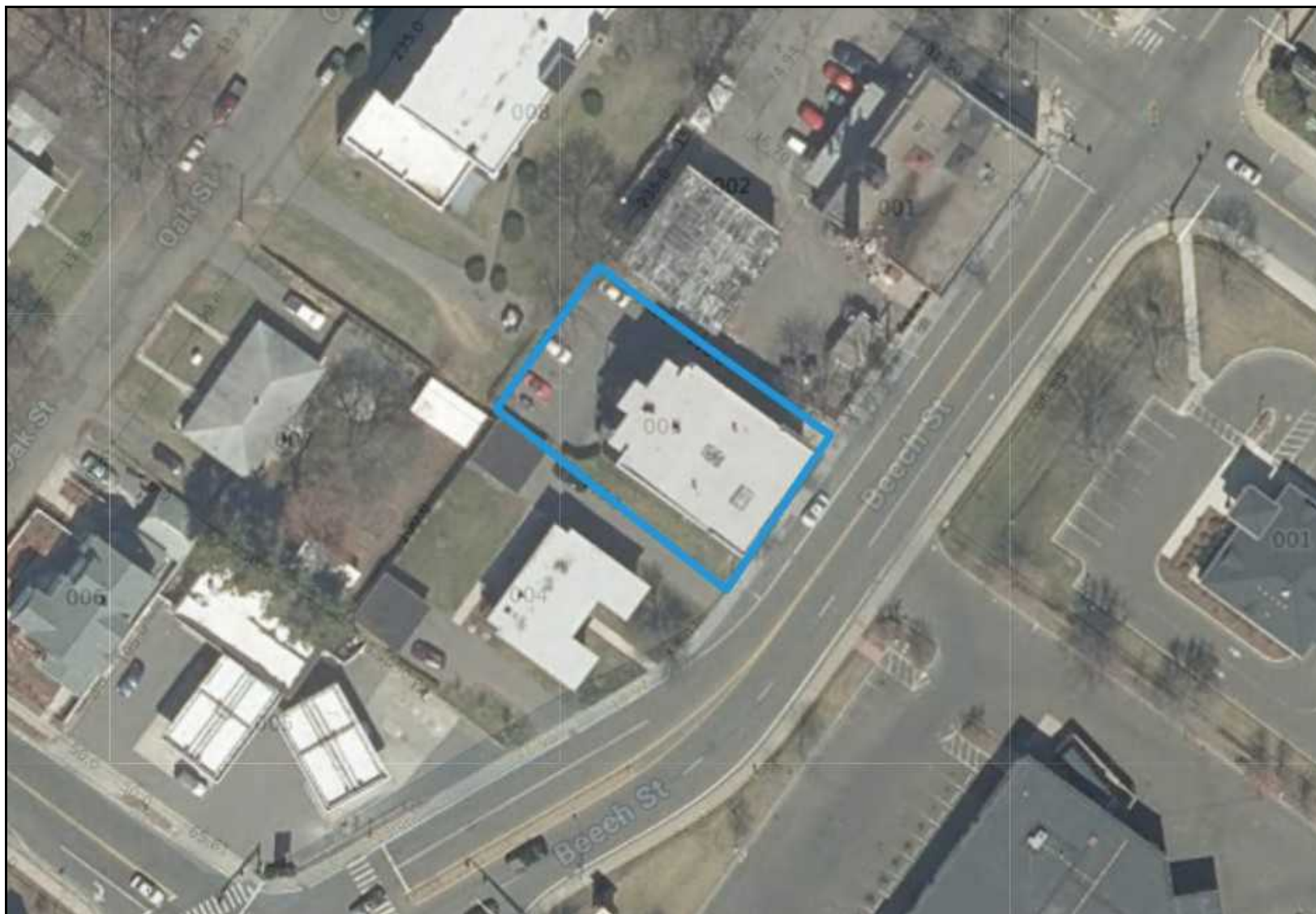
**329 BEECH STREET
HOLYOKE, MASSACHUSETTS**

**ALL SHOWINGS BY APPOINTMENT ONLY
CONTACT: BRIAN FITZGERALD
TELEPHONE: (413) 747-4100**





329 BEECH ST GIS MAP



The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

329 Beech Street, Holyoke, MA - 12 UNITS

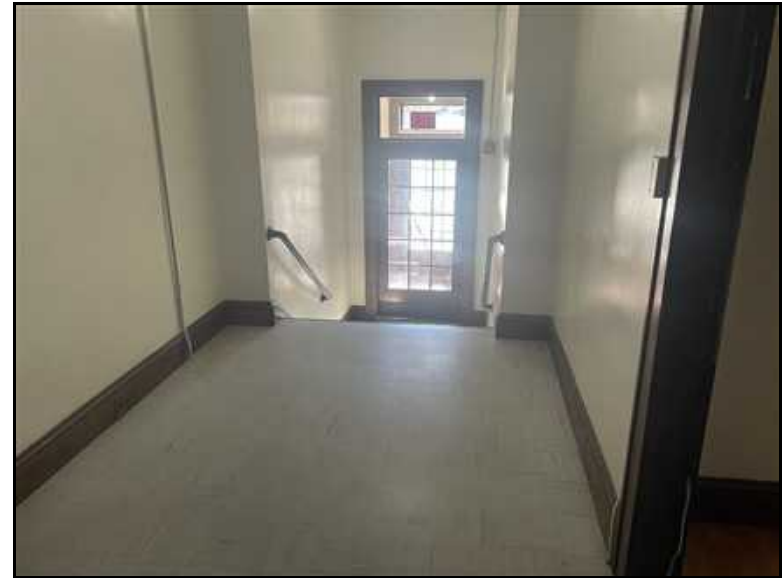
Income	Beds	10/01/25	12/01/25	Pro Forma	
1LF	1	0	1,195	1,195	New Nov 1, 2025
1LR	1	950	1,095	1,195	
1RF	1	1,050	1,050	1,195	
1RR	1	1,195	1,195	1,195	New Oct 1, 2025
2LF	1	950	950	1,195	
2LR	1	1,050	1,195	1,195	
2RF	1	1,050	1,195	1,195	
2RR	1	1,195	1,195	1,195	New Oct 1, 2025
3LF	1	950	1,095	1,195	
3LR	1	950	1,095	1,195	
3RF	1	1,050	1,195	1,195	
3RR	1	1,050	1,050	1,195	
Monthly Income		11,440	13,505	14,340	
Annual Income				172,080	
Laundry Income			Actual 10/24-9/25	1,140	
Potential Gross Income				173,220	
Vacancy	3%			8,604	
Effective Gross Income				164,616	
Operating Expenses					
Real Estate Taxes			Actual FY 25	6,713	
Insurance			Actual 10/24-9/25	7,036	
Electric			Actual 10/24-9/25	840	
Gas			Actual 10/24-9/25	7,923	
Water/Sewer			Actual 10/24-9/25	3,704	
Management			\$75/unit/mo	10,800	
Maintenance & Supplies			Estimated	8,000	
Landscaping/Snow			Actual 10/24-9/25	3,749	
Rubbish Removal			Actual 10/24-9/25	4,110	
Total Operating Expenses				52,875	
Net Operating Income				111,741	

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Features and Recent Improvements

- Efficient 12 unit building with units sizes between 700 and 750 square feet
- Dual gas/oil boiler provides heat for all 12 units
- New central fire alarm system completed October 2025
- New hot water heater May 2025
- New Azek window trim and coverings 2023
- New roof installed in 2022
- 2 washers and 2 dryers in basement laundry room
- Rear parking for 8 cars, plus on-street parking

329 BEECH ST - INTERIOR PHOTOS



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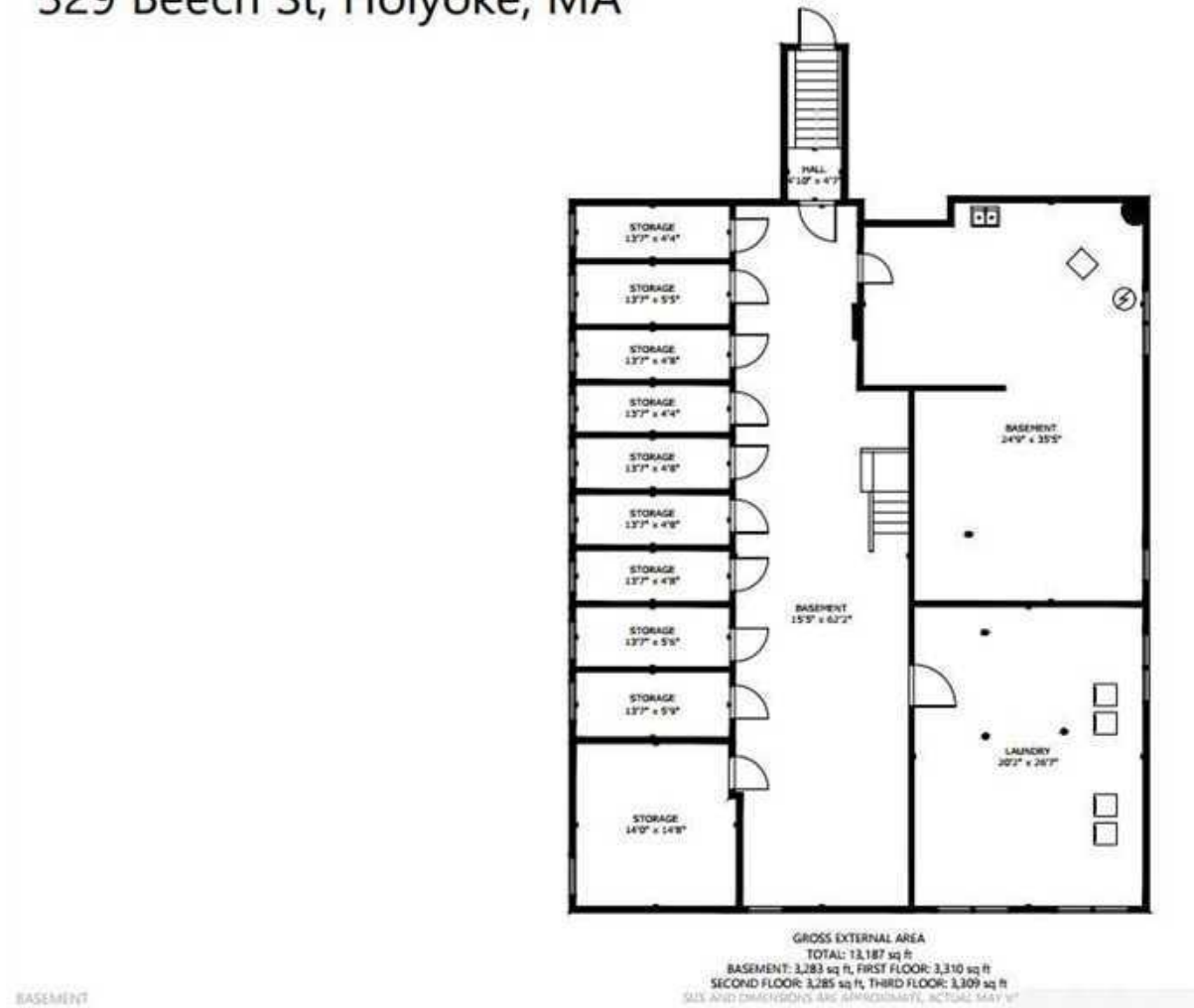
329 BEECH ST - EXTERIOR PHOTOS



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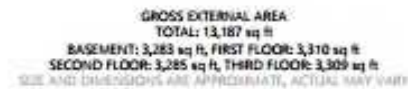
BASEMENT FLOOR PLAN

329 Beech St, Holyoke, MA



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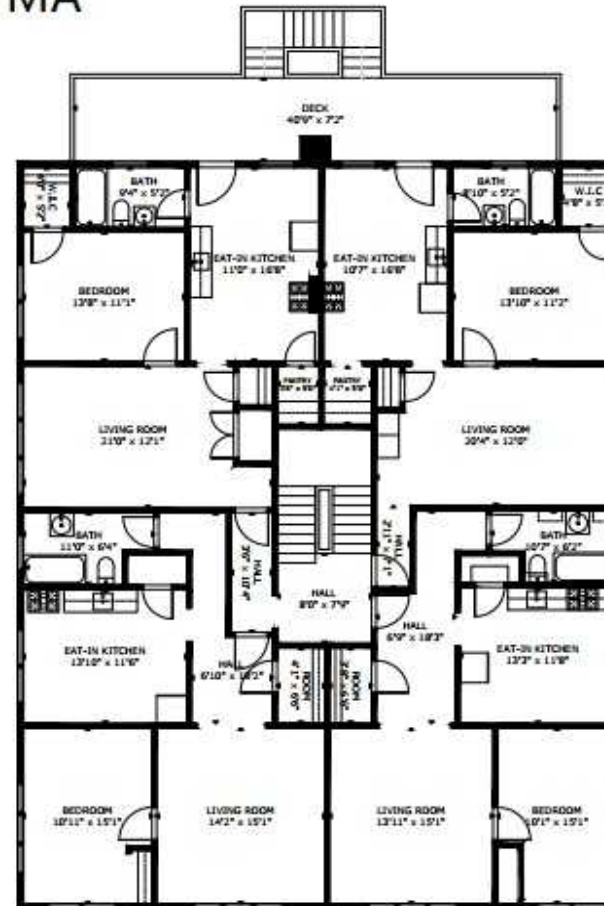
329 Beech St, Holyoke, MA



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SECOND FLOOR FLOOR PLAN

329 Beech St, Holyoke, MA



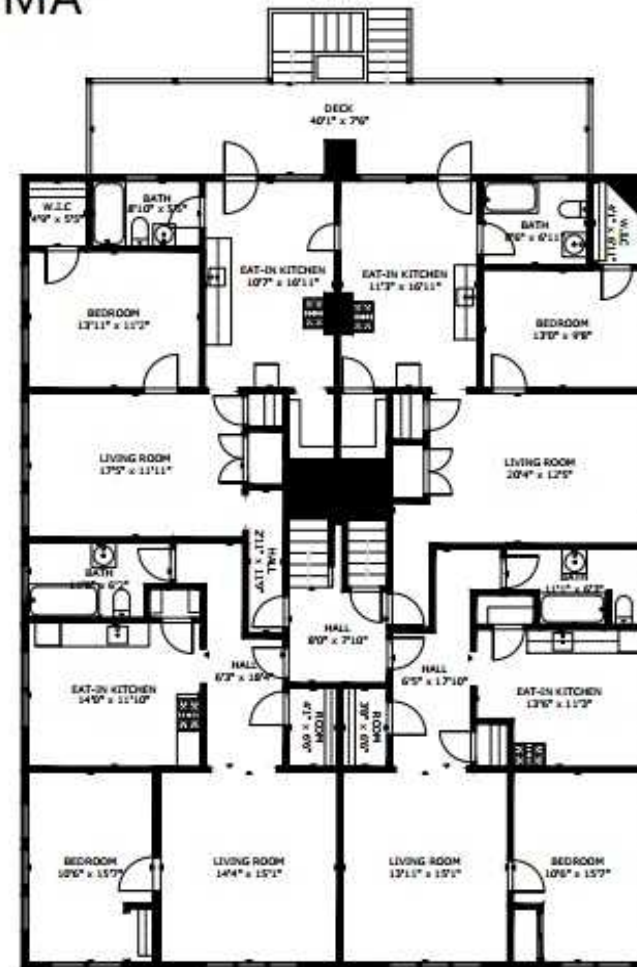
SECOND FLOOR

GROSS EXTERNAL AREA
TOTAL: 13,187 sq ft
BASEMENT: 3,283 sq ft, FIRST FLOOR: 3,310 sq ft
SECOND FLOOR: 3,285 sq ft, THIRD FLOOR: 3,309 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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THIRD FLOOR FLOOR PLAN

329 Beech St, Holyoke, MA



GROSS EXTERNAL AREA
TOTAL: 13,187 sq ft
BASEMENT: 3,283 sq ft, FIRST FLOOR: 3,310 sq ft
SECOND FLOOR: 3,285 sq ft, THIRD FLOOR: 3,309 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

THIRD FLOOR

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Fitzgerald & Company, Inc. makes no representations concerning the condition of the subject property located at 329 Beech Street, Holyoke, Massachusetts and advises prospective buyers to obtain professional assistance in this regard.

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