



## Freestanding Hadley Office Building

**84 RUSSELL STREET**

Hadley, MA 01035

Presented By:

**Kevin Jennings**

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280 Bridge Street Springfield, MA 01103

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	2,208 SF
Lot Size:	1.94 Acres
RE Taxes / SF:	\$2.09
Year Built:	1920
Year Renovated:	2016

### PROPERTY OVERVIEW

A well-maintained office building with on-site parking located on Route 9. This converted building offers a unique office environment, blending traditional charm with modern workspace features. The finished space spans all four floors and includes a variety of workspaces, private offices, conference rooms, break rooms, and restrooms. Situated on a spacious 1.94-acre lot, the property features green space behind the building and ample on-site parking. It benefits from excellent visibility along the busy Route 9 commercial corridor, which sees over 24,000 vehicle trips per day. Ideally located just 1.5 miles from Interstate 91 and conveniently positioned between the downtowns of Northampton and Amherst.

### PROPERTY HIGHLIGHTS

#### FREE STANDING OFFICE BUILDING

#### ON SITE PARKING

#### HIGH VISIBILITY PROPERTY WITH OVER 24,000 DAILY VEHICLE TRIPS ON RUSSELL ST

#### LESS AND 1.5 MILES FROM INTERSTATE 91

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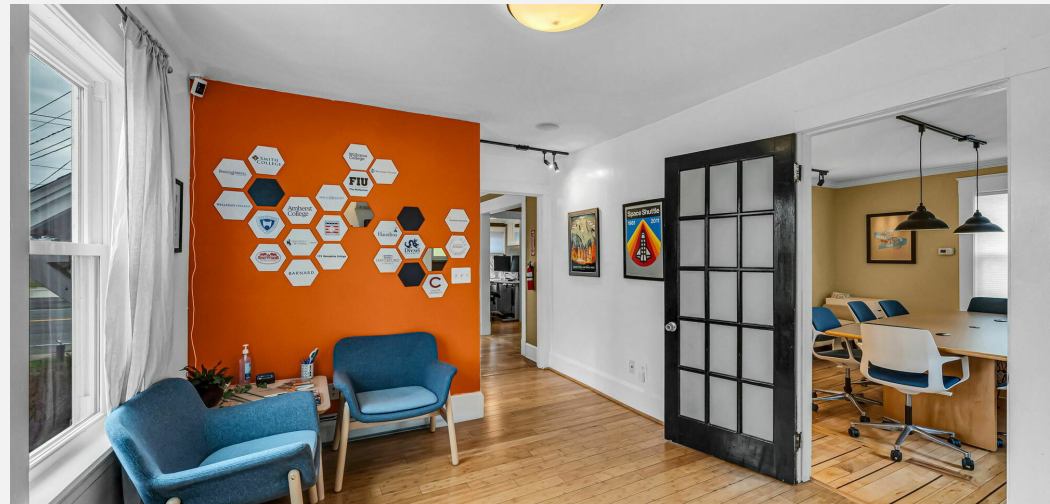
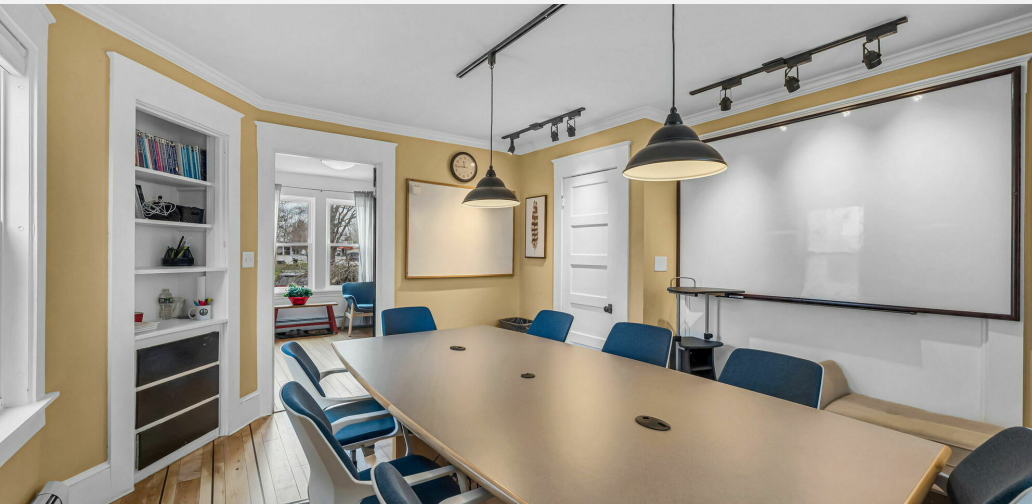
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Additional Photos



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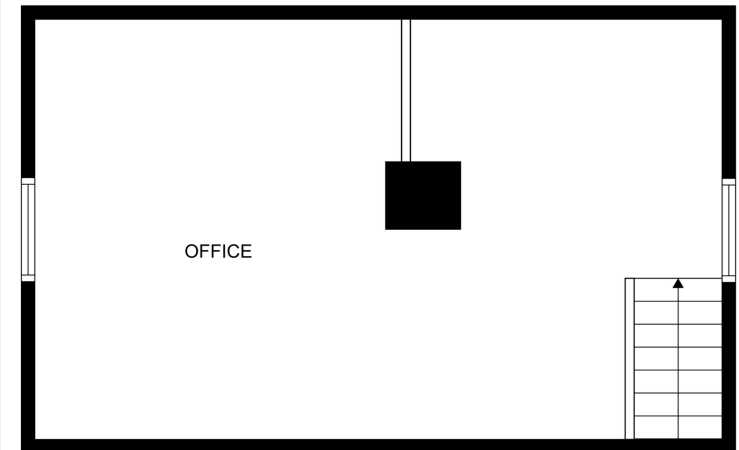
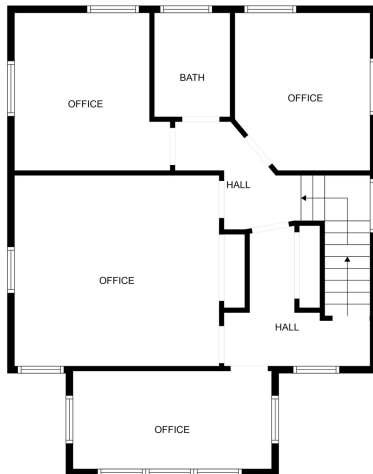
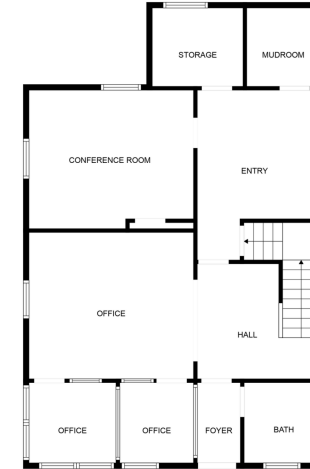
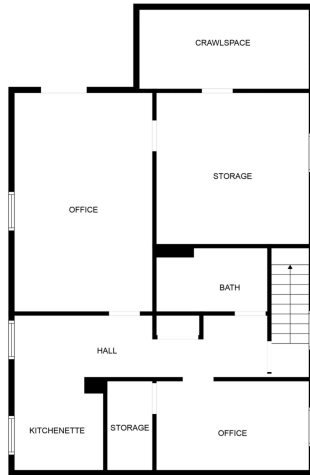
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## Floor Plans



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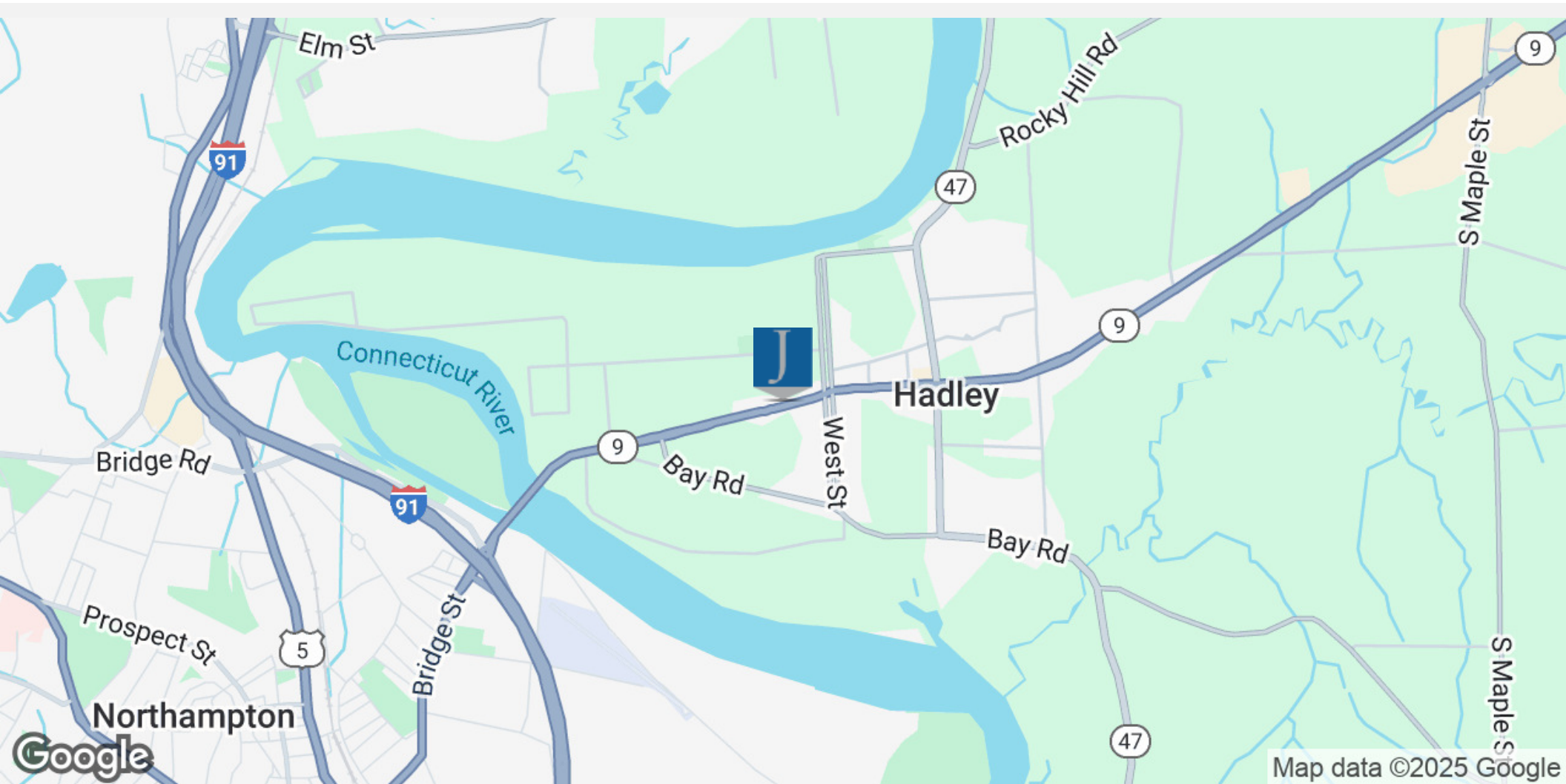
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Location Map



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