



Exterior - Front

**MLS # 73504629 - New
Multi Family - 5+ Family - 5+ Units Side by Side**

**64-66 Pleasant St
Easthampton, MA 01027
Hampshire County**

List Price: **\$995,000**

Color: **Brick**

Total Floors: **3**

Total Rooms: **24**

Total Units: **6**

Total Bedrooms: **12**

Total Rent: **\$7,085**

Total Bathrooms: **6f 0h**

Grade School:

Total Fireplaces: **0**

Middle School:

High School:

Approx. Acres: **0.08 (3,485 SqFt)**

Approx. Street Frontage: **46 Ft.**

Directions: **Corner of Pleasant St & Fugere Ct. GPS friendly**

Well-maintained 6-unit multi-family in an excellent location near EastWorks and Downtown, offering strong upside potential. The property features a low-maintenance exterior and interior, is clean and well cared for, with a new roof membrane (Aug 2020) and a newly renovated back staircase/fire escape (Apr 2026). Long-term tenants with no leases provide flexibility for rent increases. Unit 3R, the 6th unit, is a 2-bedroom, 1-bath with kitchen and living room, gas heat, and a new refrigerator (Apr 2026), currently rented at \$1,050/month. Tenants own washers/dryers; all other appliances are landlord-owned. Current cap rate is 5.5%, with rents below market (\$1,600-\$1,729). Pro forma cap rate reaches 8.5% at \$1,600/month. Fire Department requires buyer to install a Fire Notification Panel. This is a solid investment opportunity with stable occupancy, minimal upkeep, and significant income growth potential in a highly desirable area.

Property Information

Approx. Living Area Total: **5,832 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **5,832 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat/Cool Units: **/0**

Heat/Cool Zones: **19 /0**

Total Parking Spaces: **6 Off-Street, Tandem, Paved**

Garage Spaces: **0**

Driveway

Disclosures: **Seller's agent is part owner; Fire Dept requires buyer to install Fire Notification Panel; Dampness in basement; Possible knob & tube**

Annual Expenses For Fiscal Year Ending 12/25

Heating: **\$0**

Repair & Maintenance: **\$6,855**

Management: **\$0**

Gross Income: **\$85,020**

Gas: **\$0**

Trash Removal: **\$2,050**

Miscellaneous: **\$3,450**

Gross Expenses: **\$30,252**

Electricity: **\$463**

Sewer: **\$0**

Ann. Prop. Oper. Data: **Yes**

Net Income: **\$54,768**

Water: **\$3,719**

Insurance: **\$5,592**

Annual Expense Source: **Owner Provided**

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,155** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator, Washer & Dryer Hookup**

Interior Features: **Cable TV Available, Hardwood Floors, Bathroom with Shower Stall, Programmable Thermostat, Remodeled**

Heating: **Forced Air, Gas**

Cooling: **Window AC**

Rent Includes: **Water**

Unit #2

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,155** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator, Washer & Dryer Hookup**

Interior Features: **Cable TV Available, Pantry, Hardwood Floors, Walk-In Closet, Bathroom with Shower Stall, Remodeled**

Heating: **Electric Baseboard**

Cooling: **Window AC**

Rent Includes: **Water**

Unit #3

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1,155** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator, Washer & Dryer Hookup**
Interior Features: **Cable TV Available, Pantry, Hardwood Floors, Walk-In Closet, Bathroom with Shower Stall**
Heating: **Electric Baseboard**
Cooling: **Window AC**
Rent Includes: **Water**

Unit #4

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,260** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator, Washer & Dryer Hookup**

Interior Features: **Cable TV Available, Hardwood Floors, Bathroom with Shower Stall, Programmable Thermostat, Remodeled**

Heating: **Forced Air, Gas**

Cooling: **Window AC**

Rent Includes: **Water**

Unit #5

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,310** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator, Washer & Dryer Hookup**

Interior Features: **Cable TV Available, Pantry, Hardwood Floors, Walk-In Closet, Bathroom with Shower Stall**

Heating: **Electric Baseboard**

Cooling: **Window AC**

Rent Includes: **Water**

Common Areas

Interior Features: **Balcony/Deck, Skylight**

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat, Bike Path, House of Worship, Private School, Public School**

Basement: **Yes Full, Bulkhead, Sump Pump, Concrete Floor, Exterior Access**

Beach: **No**

Construction: **Brick**

Electric: **Circuit Breakers, 100 Amps, Individually Metered, Varies per Unit**

Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat, Varies per Unit**

Exterior: **Brick**

Exterior Features: **Screens**

Flooring: **Vinyl, Varies Per Unit, Hardwood**

Foundation Size: **180**

Foundation Description: **Brick**

Hot Water: **Electric, Tank, Varies Per Unit**

Lot Description: **Corner, Paved Drive, Level**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Electric Range, for Electric Dryer, Washer Hookup, Varies per Unit**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions: **Washers & Dryers belong to tenants**

Facing Direction: **North**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1910** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$596,300**

Tax: **\$8,122.7** Tax Year: **2026**

Book: **8104** Page: **352**

Cert: **12/17/2004**

Zoning Code: **R5**

Map: **136** Block: Lot: **124**

Office/Agent Information

Listing Office: **Brick & Mortar Northampton**  (413) 259-8888

Listing Agent: **Deborah Cahillane**  (413) 695-4917

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Accompanied Showings, Appointment Required,**  **Schedule with ShowingTime**

Showing: Facilitator: **Accompanied Showings, Appointment Required,**  **Schedule with ShowingTime**

Special Showing Instructions: **Use Showingtime, Proof of Funding required; 24+ hours notice; All units may not be available to**

show

Firm Remarks

Agency Disclosure/Lead Paint Notification/Proof of Funding to accompany all offers; Fire Dept requires buyer to install Fire Notification Panel; All deposits via Deposit Link

Market Information

Listing Date: **4/21/2026**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **6/1/2027**

Original Price: **\$995,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Market History for 64-66 Pleasant St, Easthampton, MA 01027

MLS #	Date		DOM	DTO	Price
73504629	4/21/2026	Listed for \$995,000			
		Deborah Cahillane	0		\$995,000
Market History for Brick & Mortar Northampton (AN8945)			0		
Market History for this property			0		

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Exterior - Front



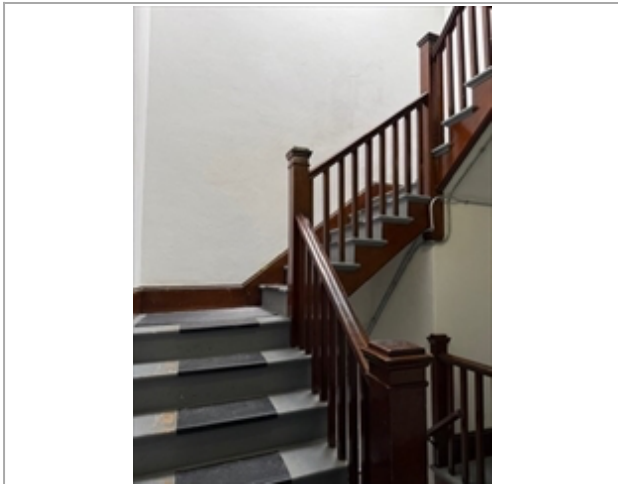
Exterior - Back



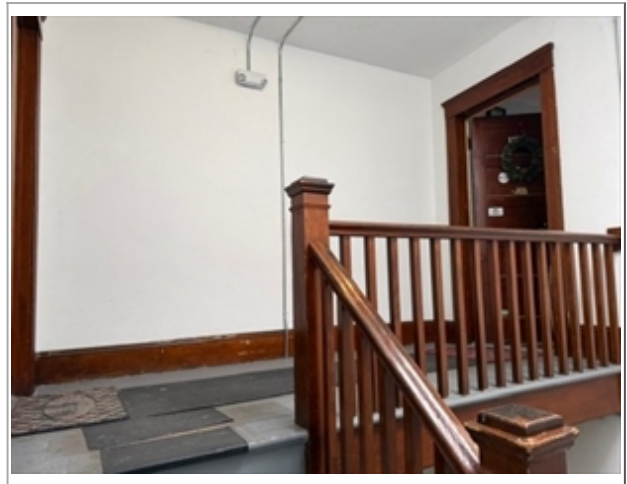
Exterior - Back



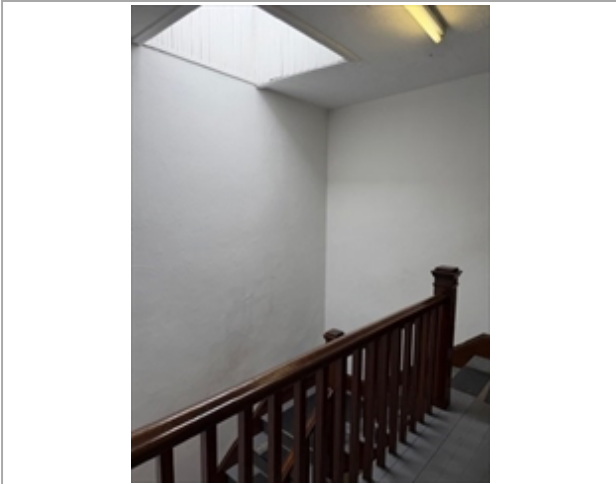
Main Entry



Level 2



Level 3



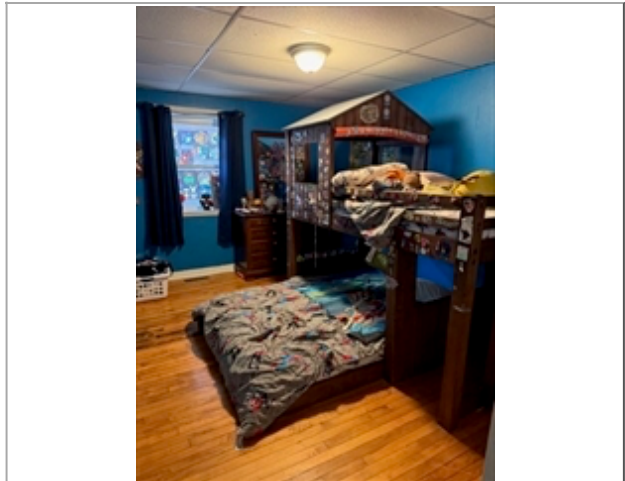
Level 3



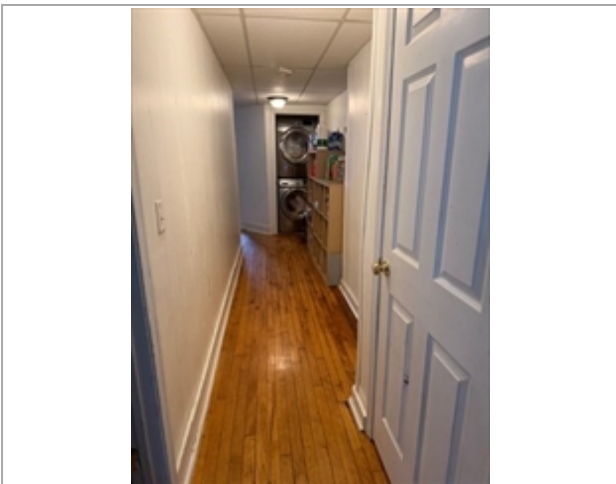
Basement



Living Room



Bedroom 2



Foyer



Bedroom - Main

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Kitchen



Bathroom - Full



Living Room



Bedroom - Main



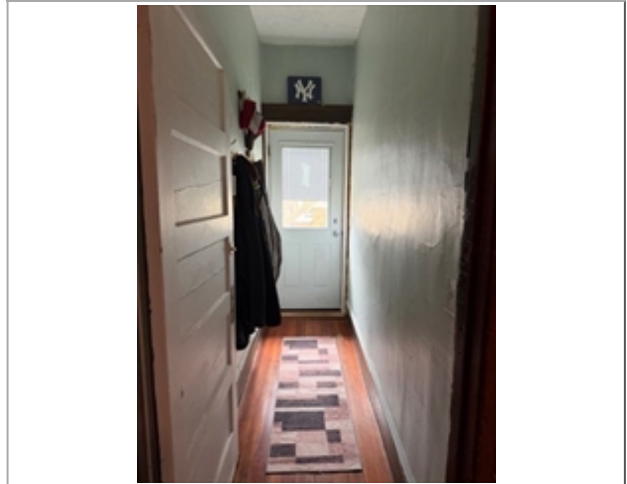
Bedroom 2



Kitchen/Dining Combo



Kitchen



Back Hall



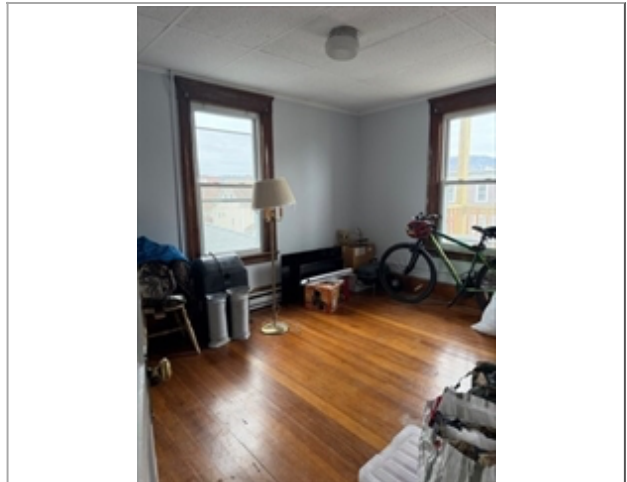
Bathroom - Full



Living Room



Bedroom - Main



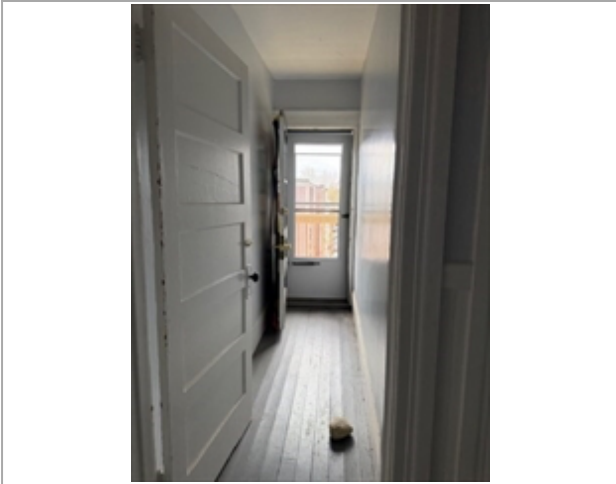
Bedroom 2



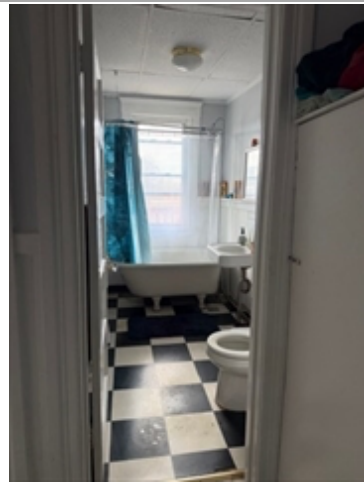
Kitchen



Kitchen/Dining Combo



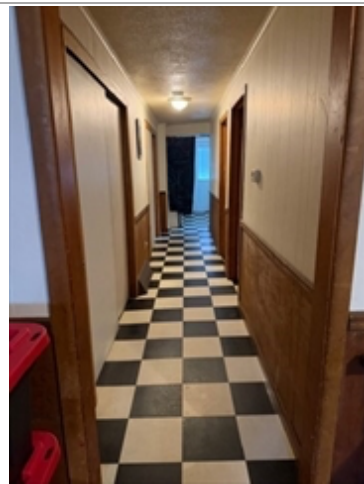
Back Hall



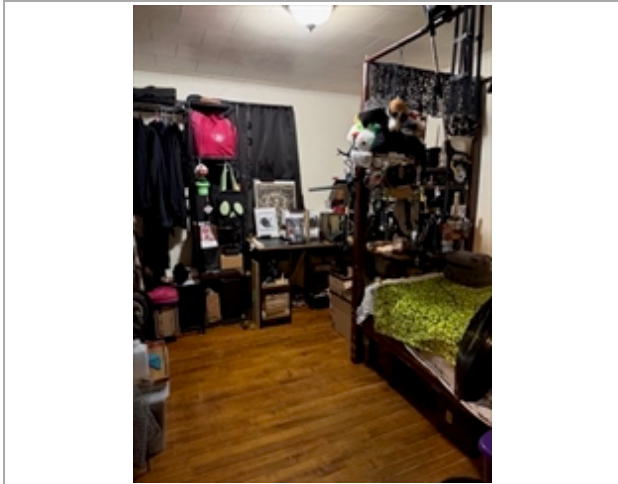
Bathroom - Full



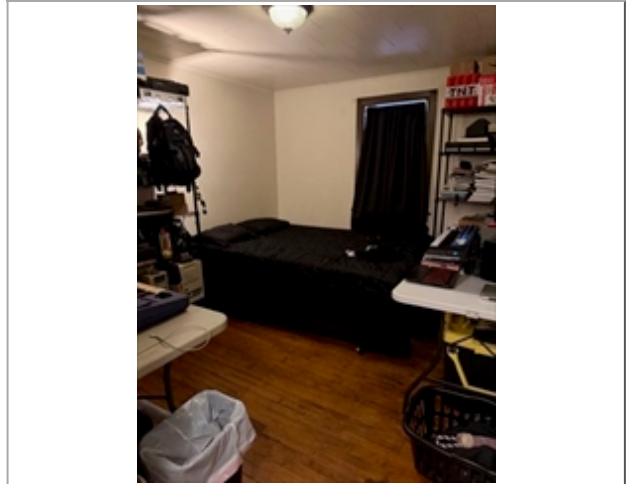
Living Room



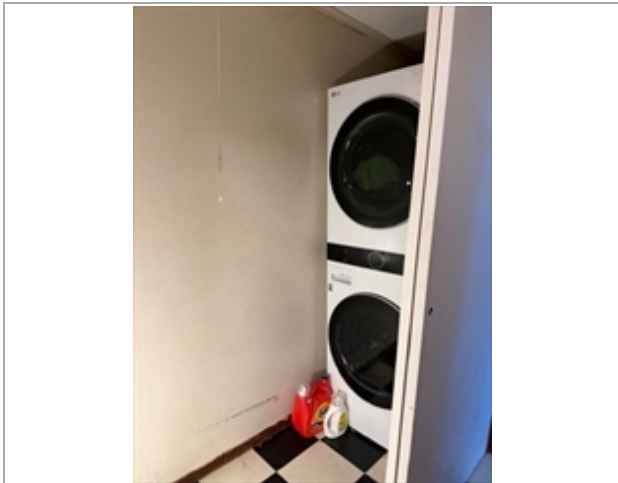
Hallway



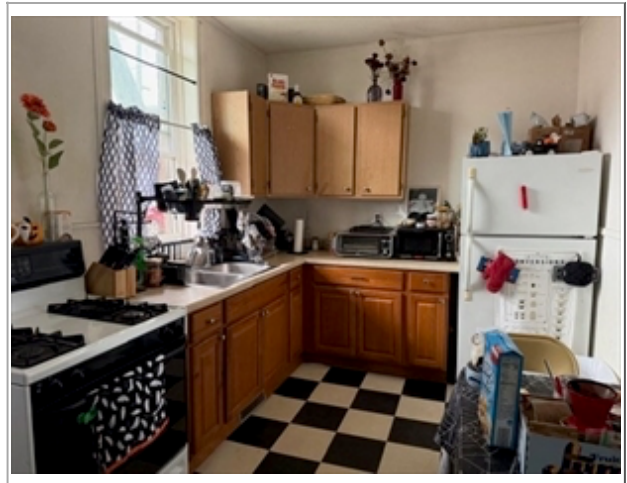
Bedroom - Main



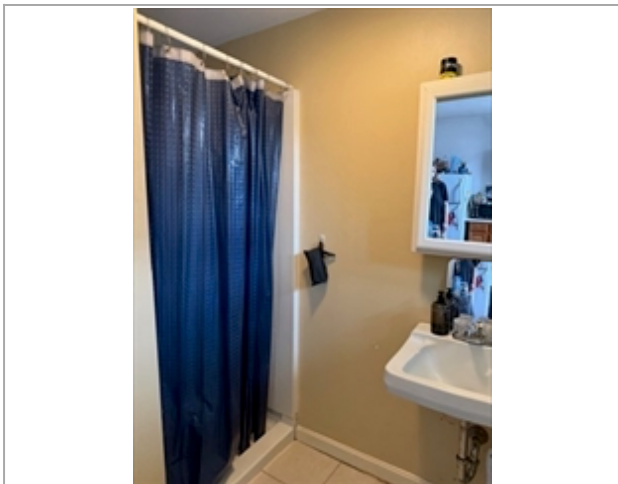
Bedroom 2



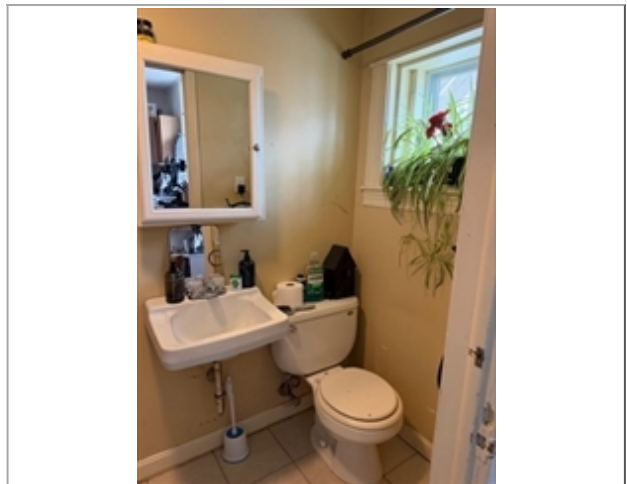
Laundry Room/Area



Kitchen



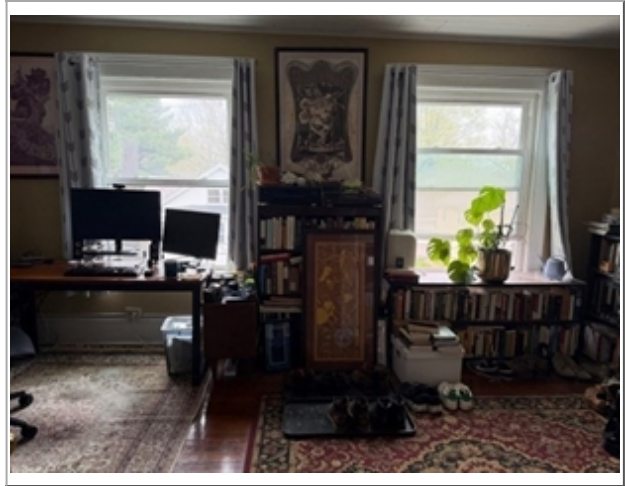
Bathroom - Full



Bathroom - Full



Living Room



Bedroom - Main



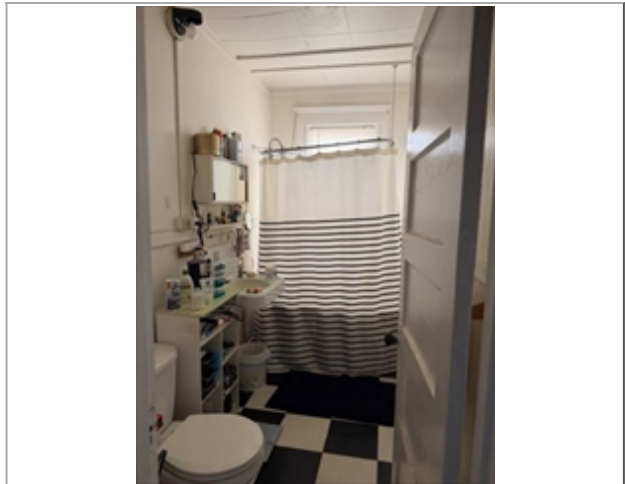
Bedroom 2



Kitchen/Dining Combo



Kitchen



Bathroom - Full