



S R C O M M E R C I A L

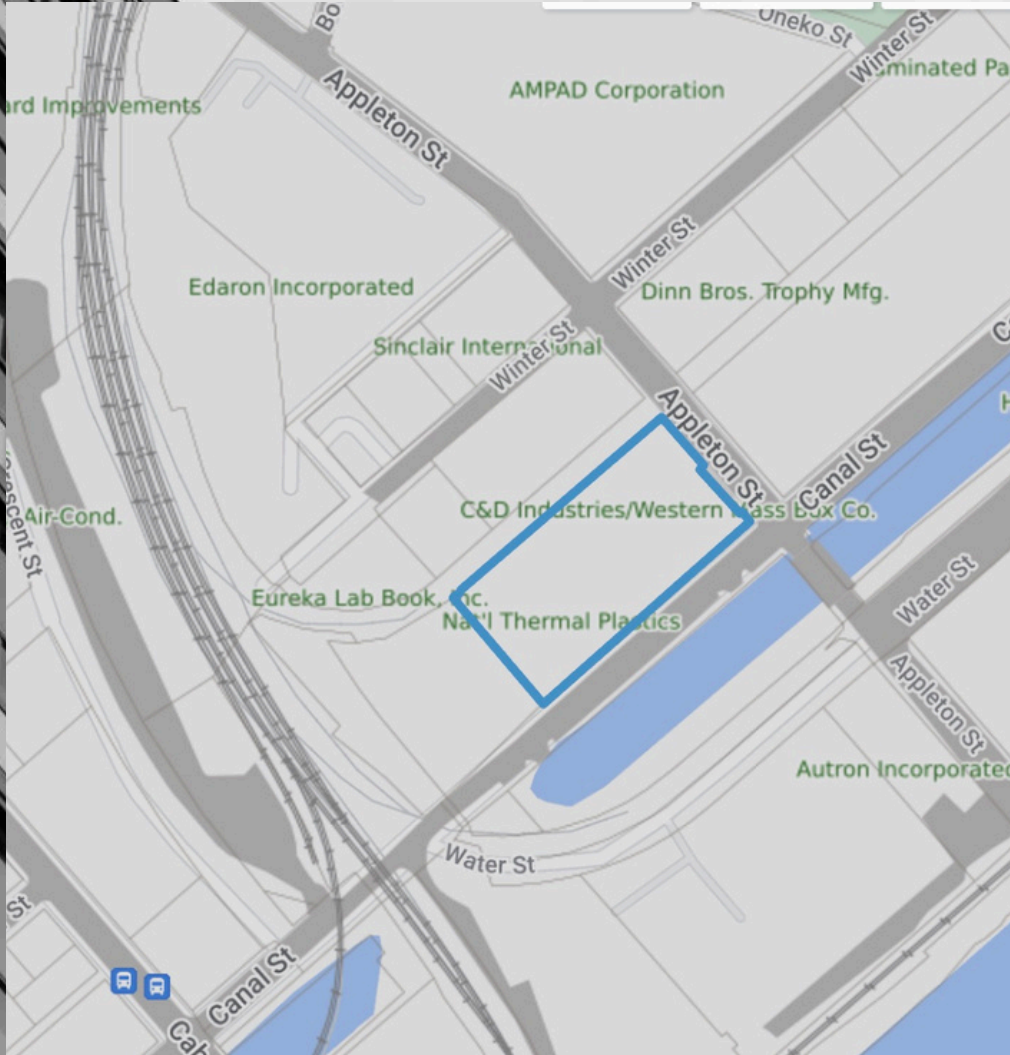
srcommercialre.com

OFFERING MEMORANDUM

**28 Appleton St Holyoke, MA
01040**

SR COMMERCIAL
(413) 557-4846, srcommercialre.com

PARCEL OUTLINE



ZAISHA ROBERT

Real Estate Agent · Commercial Real Estate Agency · Real Estate Service
(413) 557-4846 | www.zownitwithz.com
zrobert@srcommercialre.com



SR COMMERCIAL



PROPERTY FEATURES



Flexible space configurations!

28 Appleton St, Holyoke, has a rich history dating back over a century, originally serving as a hub for local artisans and craftsmen. Today, it stands as a modern space, blending heritage with contemporary convenience



FEATURES

~1.834 ACRES

~ 17,852 SF ~

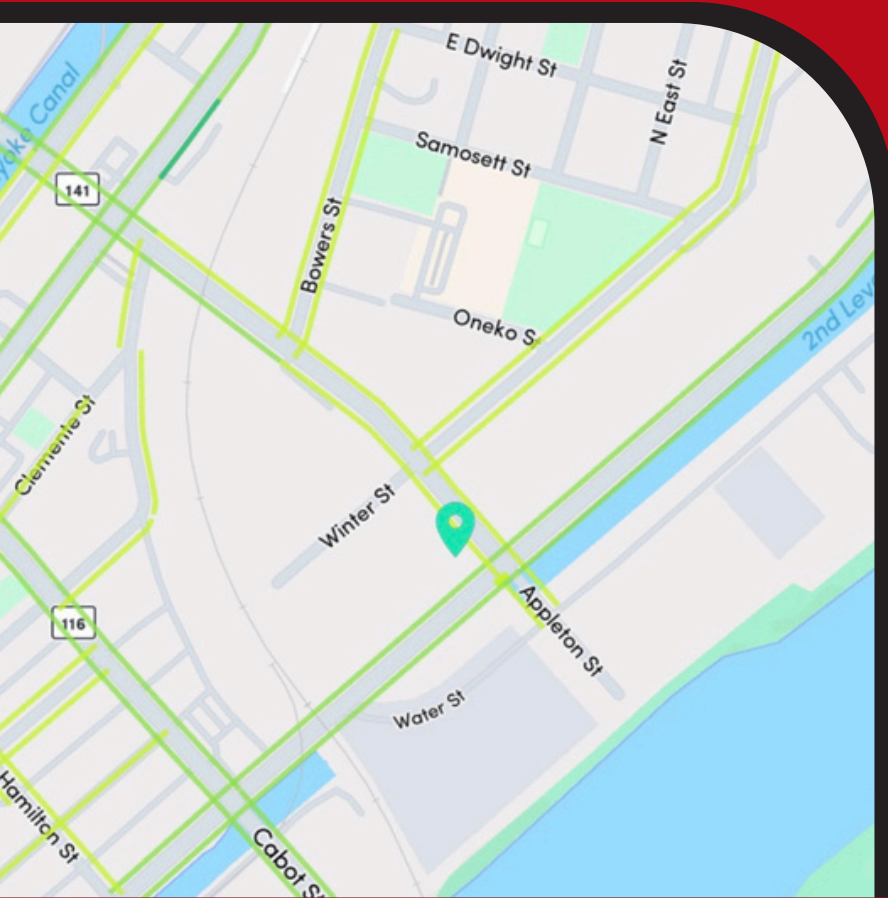
WAREHOUSE ~14,990SF

OFFICE ~2,862SF

SITUATED IN
DOWNTOWN
HOLYOKE, THE
PROPERTY BENEFITS
FROM PROXIMITY TO
MAJOR HIGHWAYS



TRAFFIC



The surrounding area's infrastructure supports the property's operational efficiency, making it an ideal location for businesses requiring reliable access and transportation routes.

- Selected Direction AADT: 215 vehicles per day
- Opposite Direction AADT: 206 vehicles per day
- Combined Directions AADT: 421 vehicles per day
- Proximity to Major Roads-
 - Routes 116 & 141 facilitate connectivity to broader regional and interstate networks
 - Minutes to I-90 & I-91!

ZONING, AS OF RIGHTS



Animal clinic or hospital kennel

Arcade

Bank financial agency or institution not exceeding 2500 sq ft of gross ground floor area

Bank retail banking financial agency or institution

Bulk fuel storage or distribution facility

Bus, taxi, or other public transit terminal facility

Business or professional office

Business or professional office not exceeding 2500 sq ft of gross ground floor area for every five acres of land area

Car wash

Child care facility

Commercial parking lot or garage

Cultural services

Electric, gas, steam generation, or storage plant

Facilities for the sale of produce and wine and dairy products

Family day care home

Please note that the zoning information provided in this document is for general informational purposes only. While we strive to provide accurate and up-to-date information, it is ultimately the responsibility of the potential buyer to conduct their own due diligence and verify all zoning and land use regulations related to the property of interest.

We strongly recommend that buyers consult with local zoning authorities, land use planners, and other relevant professionals to confirm the accuracy and applicability of any zoning information provided. The information we offer should not be relied upon as the sole source of guidance for any real estate transaction or development planning.

By proceeding with any purchase or development plans, the buyer acknowledges that they have independently verified the zoning information and assume full responsibility for any decisions made based on this information. We disclaim any liability for any inaccuracies or omissions in the provided zoning information.

ZONING, AS OF RIGHTS CONT.



Indoor commercial recreation

Manufacturing

Medical clinic

Medical office building or testing laboratory

Membership club civic social professional or fraternal organization

Motel overnight cabin

Motor vehicle trailer or boat sales and rental

Restaurant

Retail stores and services not elsewhere set forth

Retail with incidental wholesale processing or manufacturing of products the majority of which are sold on the premises with less than 10 non-retail employees

Solar facilities

Transportation freight terminal

Use of land or structures for religious purposes

Wholesale or warehouse incidental to manufacturing product on the premises

Wholesale warehouse, self-storage, mini-warehouse, or distribution facility

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ZONING, CONDITIONAL USES



Adult entertainment establishment

Any commercial drive through use

Automated Teller Machine

Canopy

Essential services

Family Day Care

Garage for more than one commercial vehicle or for any commercial vehicle exceeding two tons rated gross weight

Marijuana facilities

Motor vehicle body repair or paint shop

Motor vehicle repair garage

Motor vehicle service station

Motor vehicle service station with fast food and convenience goods

Multifamily dwelling

Parking lot

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Thank You



Thank you again for giving SR Commercial Realty the opportunity to submit this proposal. We look forward to the opportunity to work with the Related Companies on this project.

Sincerely,

Zaisha Robert
Senior Associate
SR Commercial Realty, LLC



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