



REGION

COMMERCIAL REAL ESTATE

740 HIGH STREET
HOLYOKE, MA 01040

SALE PACKAGE

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PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 740 High Street, Holyoke, MA, including a 0.40 acre parking lot across the street - both available for sale. All of the parcels consist of roughly 1.73 acres with approximately 18,033 square feet of building area.

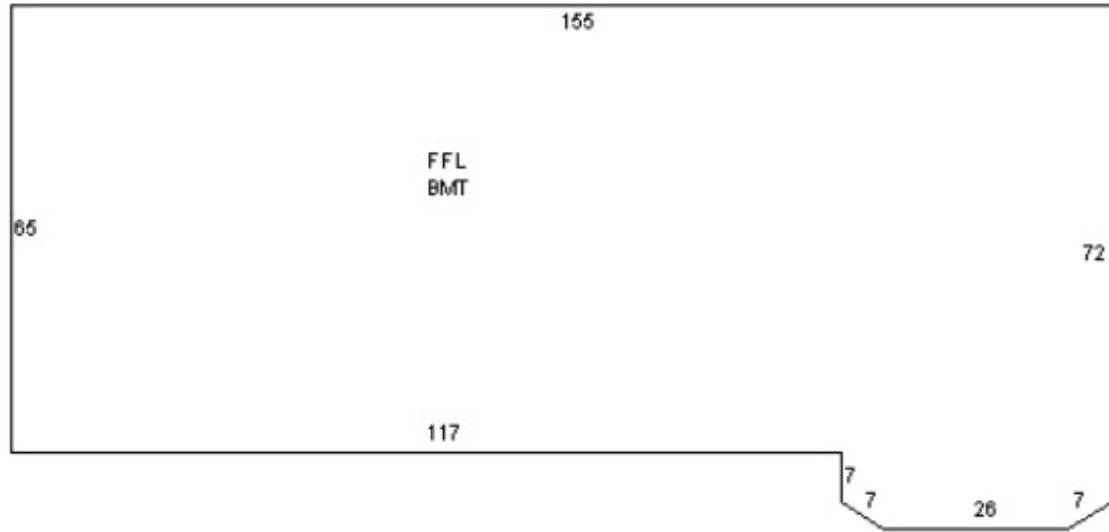
The building is multi-tenanted consisting of the owner's businesses, Aaron's lease to own retailer, and parking tenants. Downstairs (below grade at rear of the building) there is another level of warehouse and industrial area consisting of approximately 7,564 square feet.

Being situated on High Street, a primary north-south corridor in Holyoke, the property offers convenient access to downtown Holyoke, Interstate 91, and Route 391 for servicing the greater Springfield Metro area. With large parking areas, and ample frontage, 740 High Street has excellent visibility.

BUILDING & SITE DETAILS

Square Footage	18,033 SF
Taxes	\$19,946
Stories	1
Foundation	Concrete
Roof	Other
Roof Age	c. 15 years old
Year Built	1940
Land Area	1.73 Acres
On-site Parking	approximately 130 Parking Spaces
Recent Improvement Projects	Parking lot on High Street new retaining wall, new asphalt, fencing, lights and electric gate opener, fencing along Franklin St, 3 new garage doors

Ceilings	12'-15'
Frontage	355'
Sprinkler	No
Basement	Warehouse Area
Bathrooms	4
Water & Sewer	Municipal
Gas Provider	Holyoke Gas & Electric
Electric Provider	Holyoke Gas & Electric
Electric Power	400 amps
Heat	Forced Hot Air
AC	AC Units
Zoning	BH
Internet/Phone Provider	Comcast



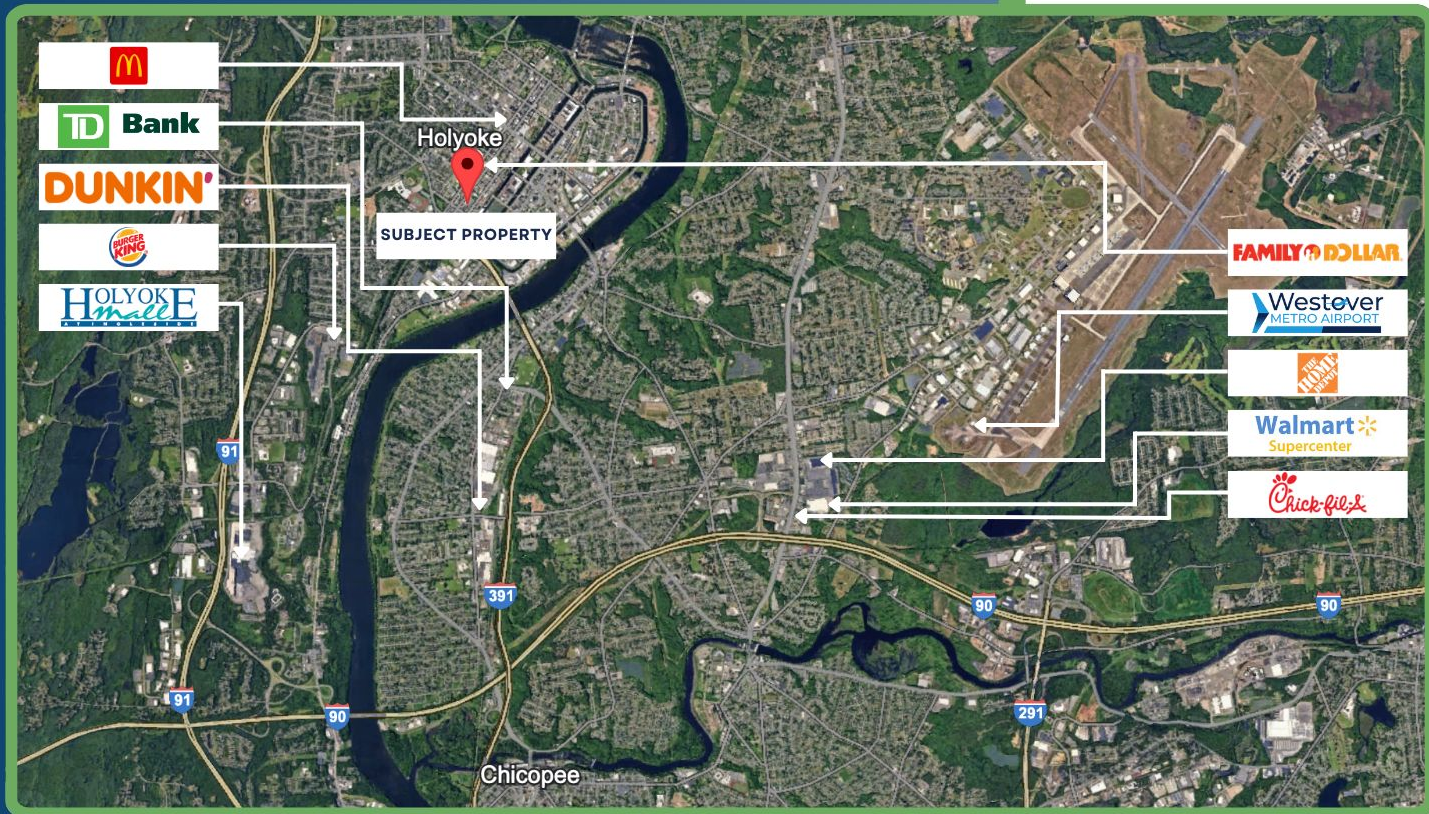
FLOOR PLAN

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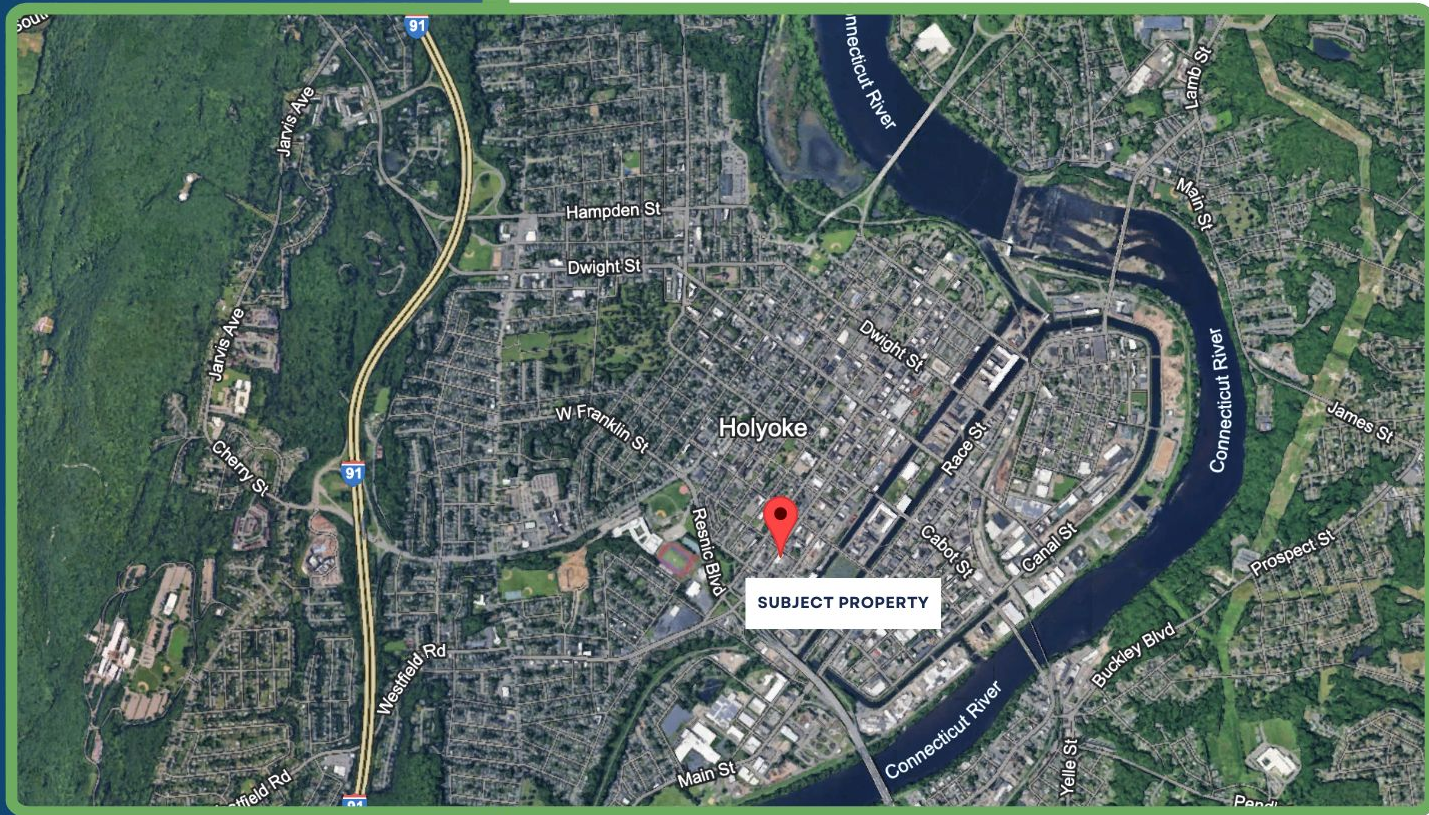
SITE MAP

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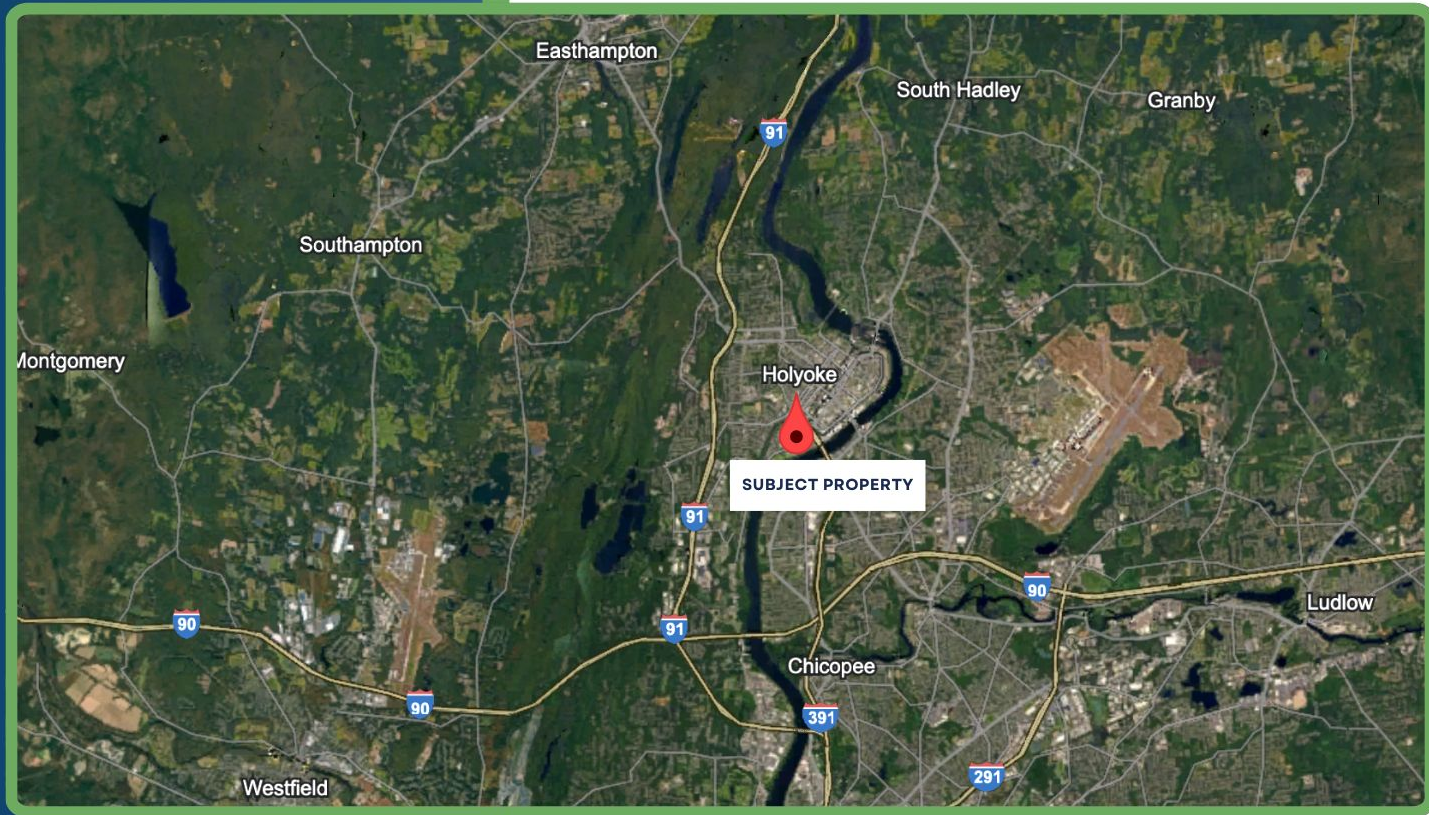
AREA MAP

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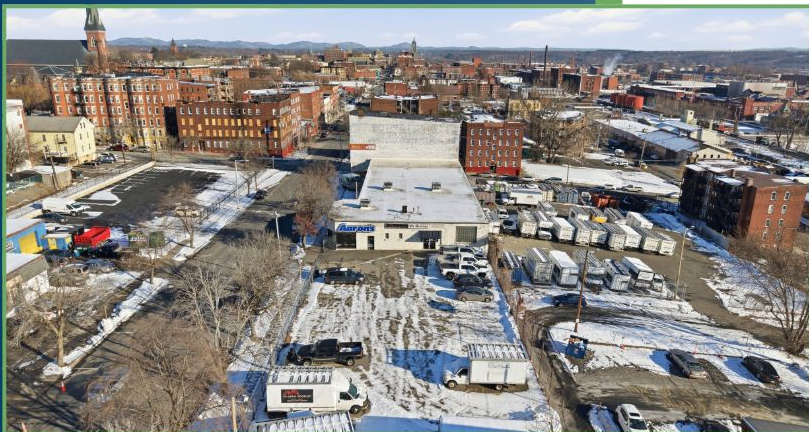
CITY MAP

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REGIONAL MAP

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