

OFFERING MEMORANDUM

# Sunnyside Portfolio

8 Parcel Portfolio for Sale

944 & 945 MAIN STREET | 1 & 30 SALISBURY STREET | MAIN STREET

6 commercial buildings across 8.42 acres, featuring automotive sales and service facilities, land, retail, and office

**NAI** Glickman Kovago & Jacobs



## OUR TEAM

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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

# Property Overview

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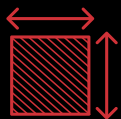
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## 43,812 SF Commercial Space

Six (6) commercial buildings including automotive services facilities | office space | parking



## Zone C

Flexible zoning offering versatile commercial development options



## Located in Booming Holden | MA Area

High demand location ideal for Investment



## Development Opportunity

High potential for commercial real estate development

## Holden | MA Market



**318K+ Residents**  
within 10 miles



**\$129K+ Avg. HHI**  
among 20K residents

## Investment Highlights

### Sunnyside Motors Portfolio

The Sunnyside Motors Portfolio comprises **8.42 total acres** of land across an assemblage of **8 parcels** along Main Street in Holden, its most highly trafficked and sought after thoroughfare. With a total of **6 buildings and +/- 43,812 square feet of commercial space, including automotive service facilities, office areas, and showroom**, the portfolio as a whole provides an exceptional canvas for numerous buyer profiles, including investors, developers, and owner-occupants.

The portfolio is a landmark location having served the regional trade area for 102 years. It's strategically situated at the signalized intersection of Main (122A) and Salisbury Street with buildings and frontage on both main arteries. Located geographically in the center of the bustling commercial corridor that spans over 2 miles and is home to many restaurants, shops and service retail.

Holden is a vibrant suburban community with a **median household income of \$129,201** and a stable population of over 20,000 residents. With a high homeownership rate of 85.6%, demand for local services and local/regional retail options remains strong, making this property an attractive investment in a growth-oriented and strong tight-knit market.

With **flexible zoning and limited commercial space in the area**, 944 Main Street is ideal for mixed-use redevelopment, retail, or other supportive uses. Rising property values and strong purchasing power make this an attractive investment in one of Central Massachusetts' most desirable suburban markets. The site's ample space allows for expansion or reconfiguration, positioning it as a strategic asset in Holden's ongoing economic and commercial growth.



944 Main Street | Current Showroom

# Location Overview

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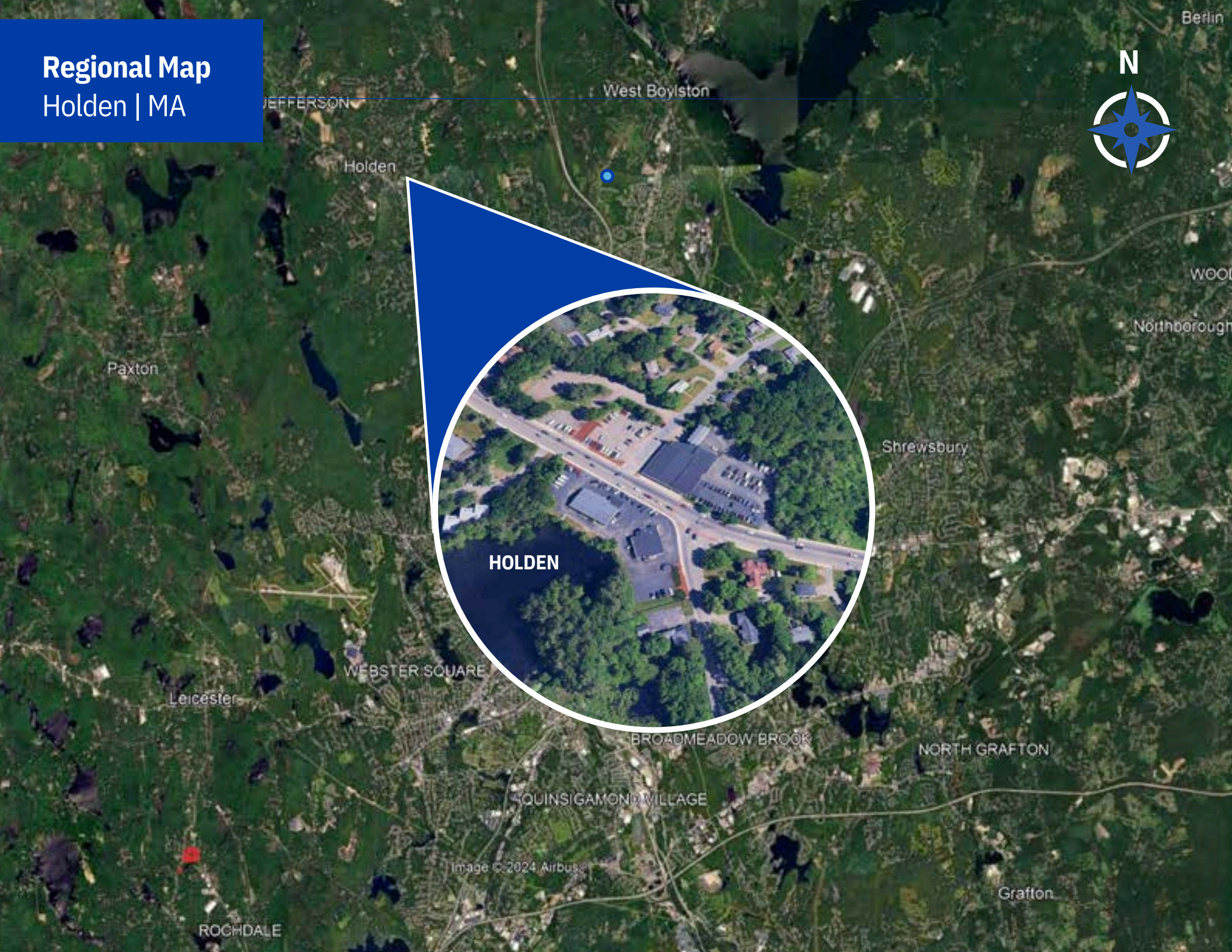


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**Regional Map**  
Holden | MA



**Site Overview: Holden | MA**  
Former Sunnyside Ford Dealership in business for 102 years.



**Main St**  
(Parking Lot)

**945 Main St**  
(Reconditioning Shop)

**1 Salisbury St**  
(Detail Shop)

**Salisbury St**  
(Parking Lot)

**944 Main St**  
(Office Building)

**944 Main St**  
(Dealership Building)

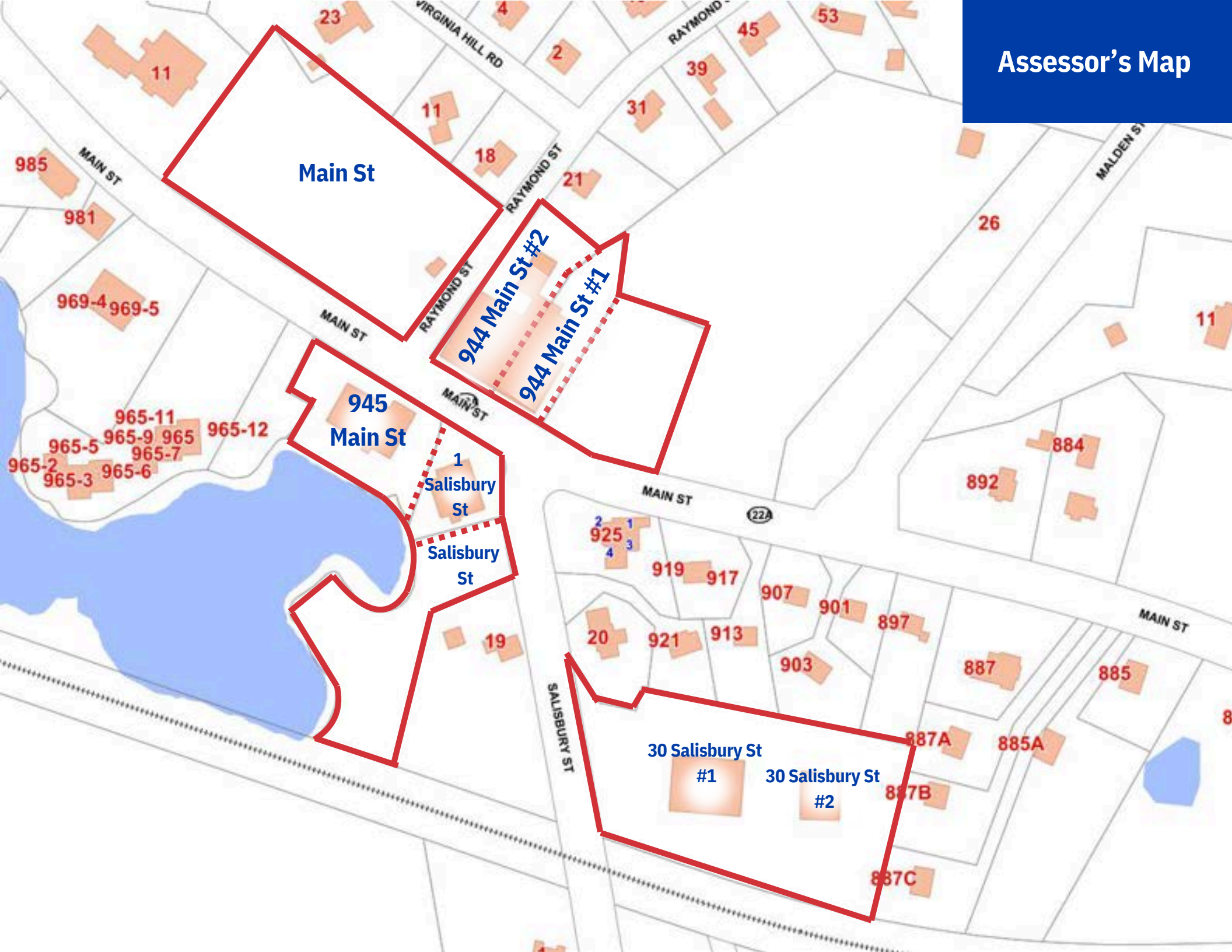
**30 Salisbury St**  
(2 Auto Body Buildings)

PARKING

MAIN STREET

SALISBURY STREET

# Assessor's Map



# Individual Parcel Summary

944 Main Street | Holden

Main Street | Holden

945 Main Street | Holden

1 Salisbury Street | Holden

Salisbury Street | Holden

30 Salisbury Street | Holden

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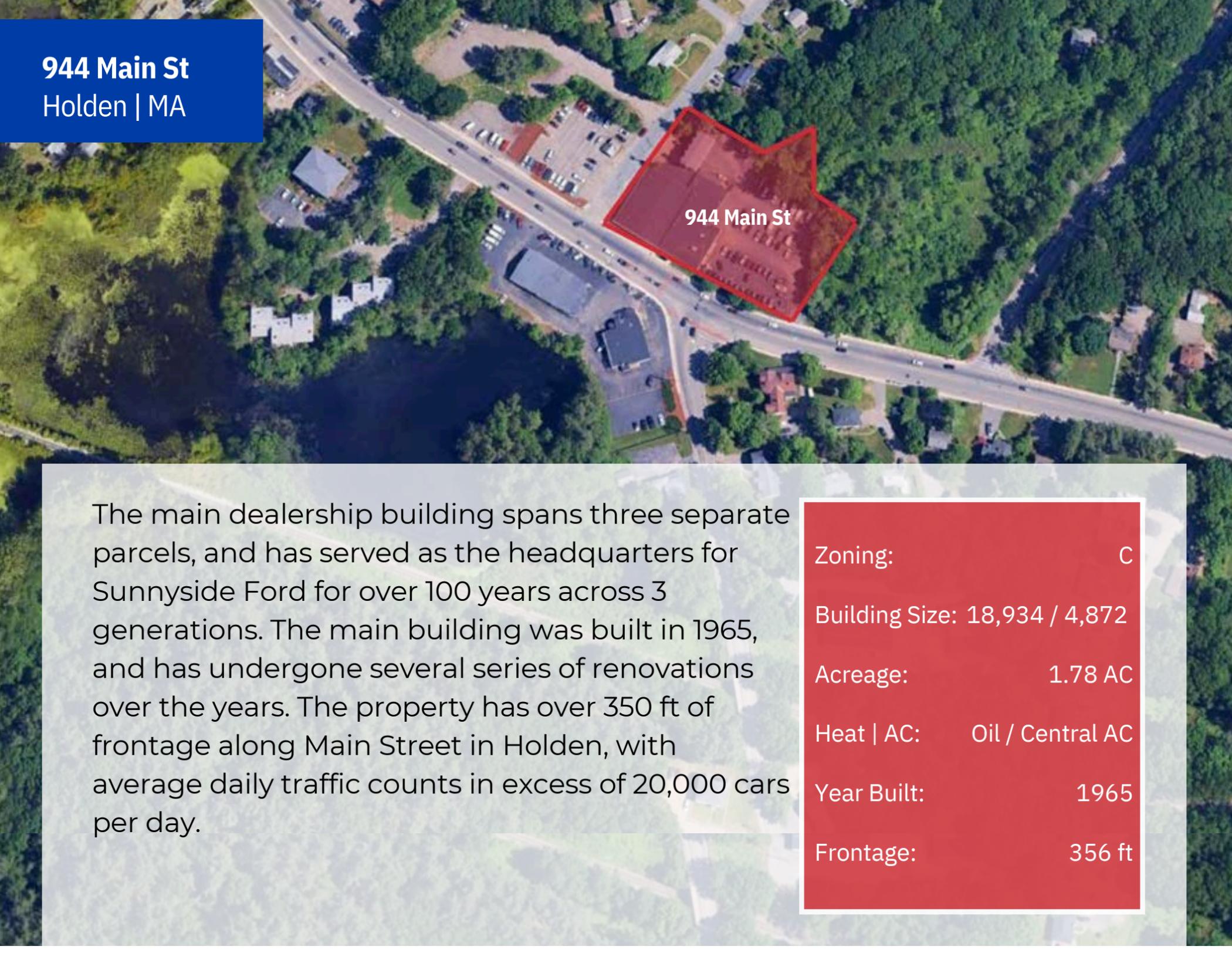
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**944 Main St**  
Holden | MA

**944 Main St**

The main dealership building spans three separate parcels, and has served as the headquarters for Sunnyside Ford for over 100 years across 3 generations. The main building was built in 1965, and has undergone several series of renovations over the years. The property has over 350 ft of frontage along Main Street in Holden, with average daily traffic counts in excess of 20,000 cars per day.

Zoning:	C
Building Size:	18,934 / 4,872
Acreage:	1.78 AC
Heat   AC:	Oil / Central AC
Year Built:	1965
Frontage:	356 ft

## 944 Main St Photos



944 Main St | Office Building



944 Main St | Main Dealership Building



944 Main St | Office Building



944 Main St | Showroom

An aerial photograph of a suburban neighborhood. A large, irregularly shaped area is outlined in red and labeled 'Main St'. This area appears to be a parking lot or undeveloped land. To the left of this area is a multi-lane road with cars. Surrounding the red-outlined area are various houses, trees, and other residential features.

## Main St

Holden | MA

Main Street is a 2.33 acre parking lot across the street from the main dealership. This lot can either be subdivided from the larger parcel to serve as its own redevelopment, or paired with the dealership to support a greater concept that encompasses both properties.

Commercial zoning allows for a multitude of development concepts, including office, retail, and non-profit by right, as well as gas stations and mixed-use structures by special permit.

Zoning:	C
Acreage:	2.33
Frontage:	387 ft
Utilities:	Available on road

**945 Main St**  
**1 Salisbury St**  
**Salisbury St**  
Holden | MA

945 Main St

1 Salisbury St

Salisbury St

945 Main Street, directly across Route 122A, comprises three lots and 2 commercial buildings; the first, a fully operating reconditioning shop, and the second (Quick Lane building) an auto detail shop supportive for the main dealership.

The third parcel provides complimentary parking to Quick Lane.

Zoning:	C / C/ RM
Building Size:	5700 SF / 4026 SF
Acreage:	2.22 AC
Heat   AC:	Gas heat
Year Built:	1956 / 1948
Frontage:	488 ft

945 Main St  
1 Salisbury St  
Photos



945 Main St | Reconditioning Shop



1 Salisbury St | Auto Detail Shop



945 Main St | Reconditioning Shop



1 Salisbury St | Auto Detail Shop

## 30 Salisbury St

Holden | MA

30 Salisbury Street is a 2.09 acre parcel featuring two freestanding buildings.

The first building is a +/- 7,956 sf fully functioning auto body shop that supports the core repair services of Sunnyside Ford. The building is in excellent condition, with building systems in working order and is fully sprinklered.

The second building is a +/- 3,328 square foot paint booth structure with a half story up above.

The parcel falls within the R10 zone where uses such as cluster residential development, affordable housing, and nonprofit centers are allowed by right or through special permit.

Zoning: R10

Building Size: 7,956 / 3,328

Acreage: 2.09

Year Built: 1970 / 1930

30 Salisbury St

## 30 Salisbury St Photos



30 Salisbury St | Auto Body Building



30 Salisbury St | 2nd Auto Body Building



30 Salisbury St | Auto Body Building



30 Salisbury St | 2nd Auto Body Building

# Market Overview

Holden, MA

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# Demographics

## Holden | MA



**121 K+**  
Households  
w/in 10 Miles

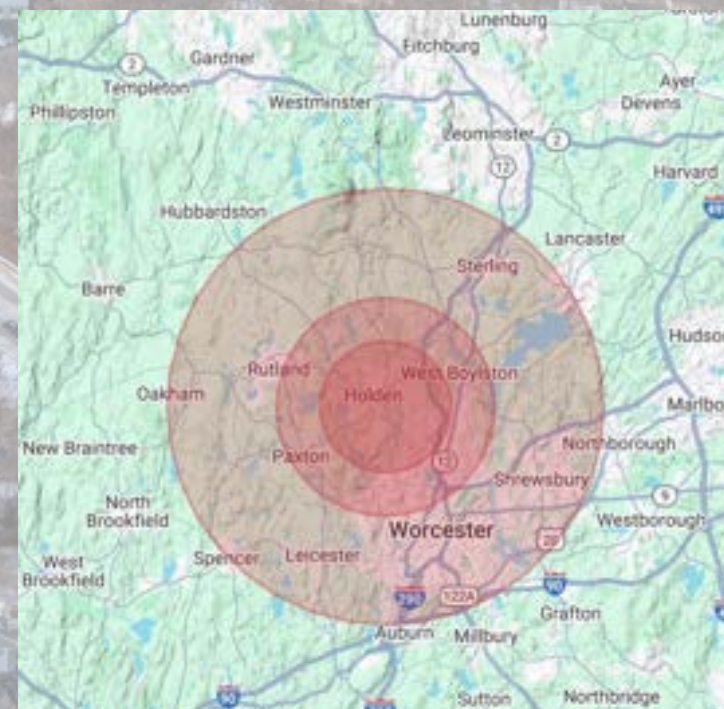


**\$154K+**  
Avg. HHI  
w/in 1 Mile



**318 K+**  
Residents  
w/in 10 Miles

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,545	72,622	318,694
Average Age	43	42	40
Average Age (Male)	42	41	39
Average Age (Female)	44	44	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,935	27,561	121,502
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$154,700	\$138,872	\$112,880
Average House Value	\$514,075	\$460,392	\$433,066



# Market Overview

## Holden Market



### **RETAIL | DINING OPTIONS**

Holden, MA boasts high property values and strong purchasing power, positioning it as a thriving Central Massachusetts suburban market with growing appeal for investors and businesses.



### **ACCESSIBILITY | TRANSPORTATION**

Situated near major highways, including I-190 and I-290, Holden offers convenient transportation options for both residents and businesses.



### **BUSINESS DEVELOPMENT**

The Holden market and adjacent communities have seen significant growth in recent years, with various businesses, shops, and restaurants establishing themselves in the area, providing diverse economic opportunities.

# Request for Proposal Criteria

## Sunnyside Portfolio

We are pleased to announce Request for Proposal Terms for the Sunnyside Ford Portfolio, a premier 8 lot / 6 building Portfolio opportunity in Holden, MA.

Interested parties are invited to submit their best and final offers no later than  
**March 7, 2025 at 5pm EST.**

During this period, all inquiries and offers will be carefully reviewed to identify the highest and best use buyer. It is likely responses to all offers will be made after the deadline.

Please Note: The owner reserves the right, at their sole discretion, to accept any offer at any time prior to the conclusion of the Request for Proposal period. Interested buyers are encouraged to submit offers promptly to ensure consideration.

### BENCHMARK PRICING PER PARCEL

Address	Building	Benchmark Pricing
944 Main St, Holden	22,802 SF Dealership Property	\$ 2,700,000
945 Main St, Holden	5,700 SF Reconditioning Building	\$ 1,100,000
1 Salisbury St, Holden	4,000 SF Quick Lane Detail Shop	\$ 900,000
30 Salisbury St, Holden	11,284 SF Auto Body - 2 buildings	\$ 1,700,000
Main Street	2.33 Acre Parking Lot	\$ 1,500,000

Benchmark Pricing is based on comparable sales analysis and is the suggested starting bids for each of the properties when submitting Offers.

For more details, submission guidelines, or to schedule a property tour, please contact Mike Jacobs or Jim Keogh.

## Contact Us

944 Main Street | Holden, MA



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