

POELSTRA PROPERTIES: Specializing in Government Leased Properties

1001 Avenida Pico Ste C #504, San Clemente, CA 92673; (949) 903-1591;

www.poelstra.com; renee@poelstra.com; BRE# 01489350

Investment Property Profile

Petersham, MA Main Post Office

32 Spring St. Petersham, MA 01366-9998; Worcester County

Sales Price:

\$182,000



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Lease Details:

- Annual Rent: \$14,600/year (\$9.72/sq. ft.) from 10/01/2022 – 09/30/2026
- Renewal Options: \$16,060/year (\$10.70/sq. ft) from 10/01/2026 – 09/30/2031; \$17,666 (\$11.77/sq. ft) from 10/01/2031-09/30/2036
- No Purchase Options
- Lessor Maintenance Rider
- USPS Tax Reimbursement Ride

Property Details:

- 1,501 Interior Square Footage
- 5,567 Total Site Area
- Built 1966
- New roof and flooring in the last few years.
- USPS hours of operation – 10am – 2pm, Monday – Friday; 9am – 11:30am Saturday; closed Sunday.
- Nearest full-service main post office Athol, MA, 10 miles from Petersham, MA.

Area Details:

- According to the U.S. Census Bureau, the population of Petersham, MA is 1,185 residents.
- Estimated median household income is \$110,750/year
- Estimated median home value is \$392,400

Net Operating Income:

Gross Rent	\$16,060	Beginning 10/01/2026
Maintenance Reserve	\$2,252	(\$1.50/square foot)
Insurance	\$800	Estimated AUSPL insurance
Taxes	\$0	Reimbursed
NOI	\$13,008	

Sales Price:

\$182,000 (7.15% cap rate)

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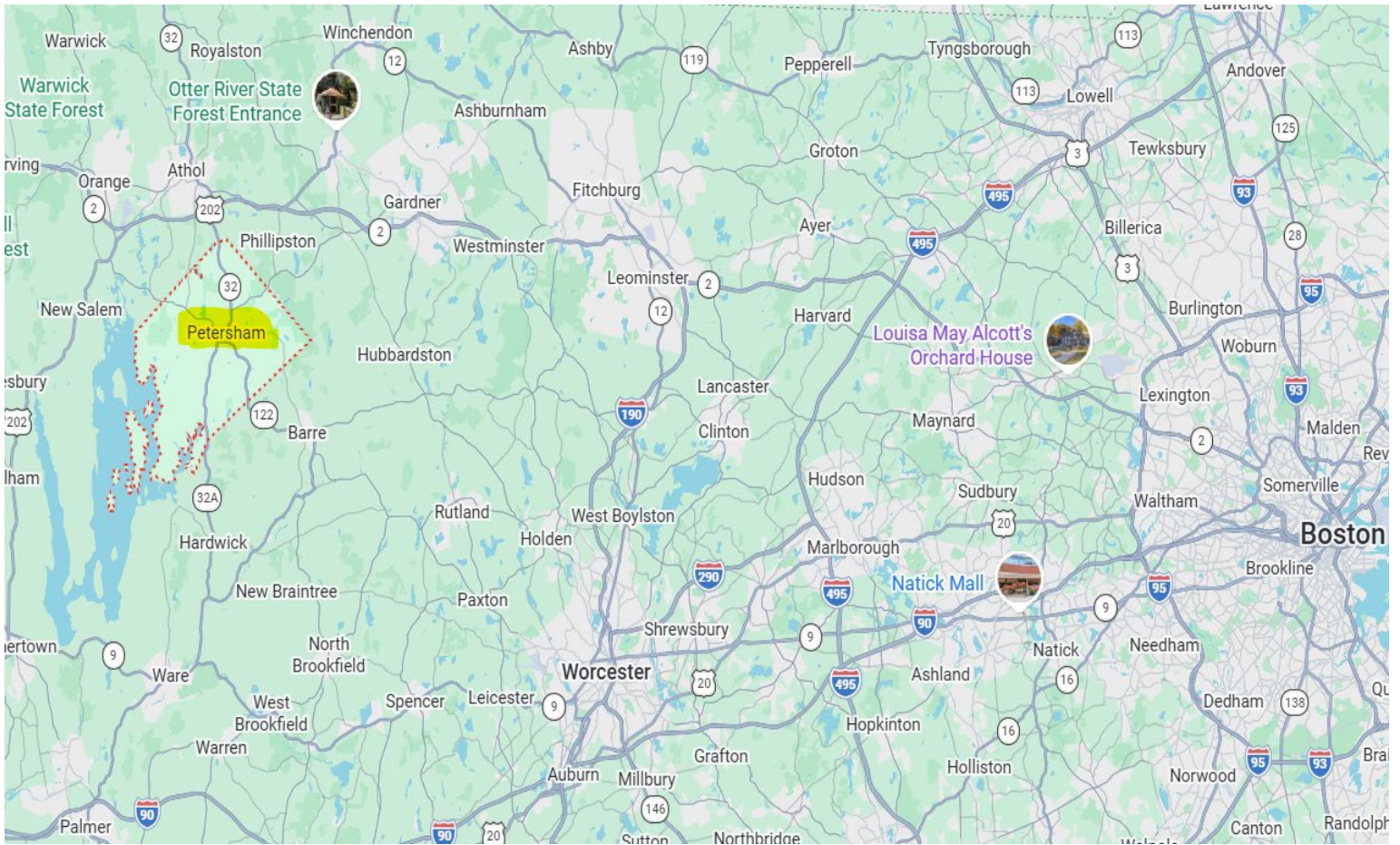
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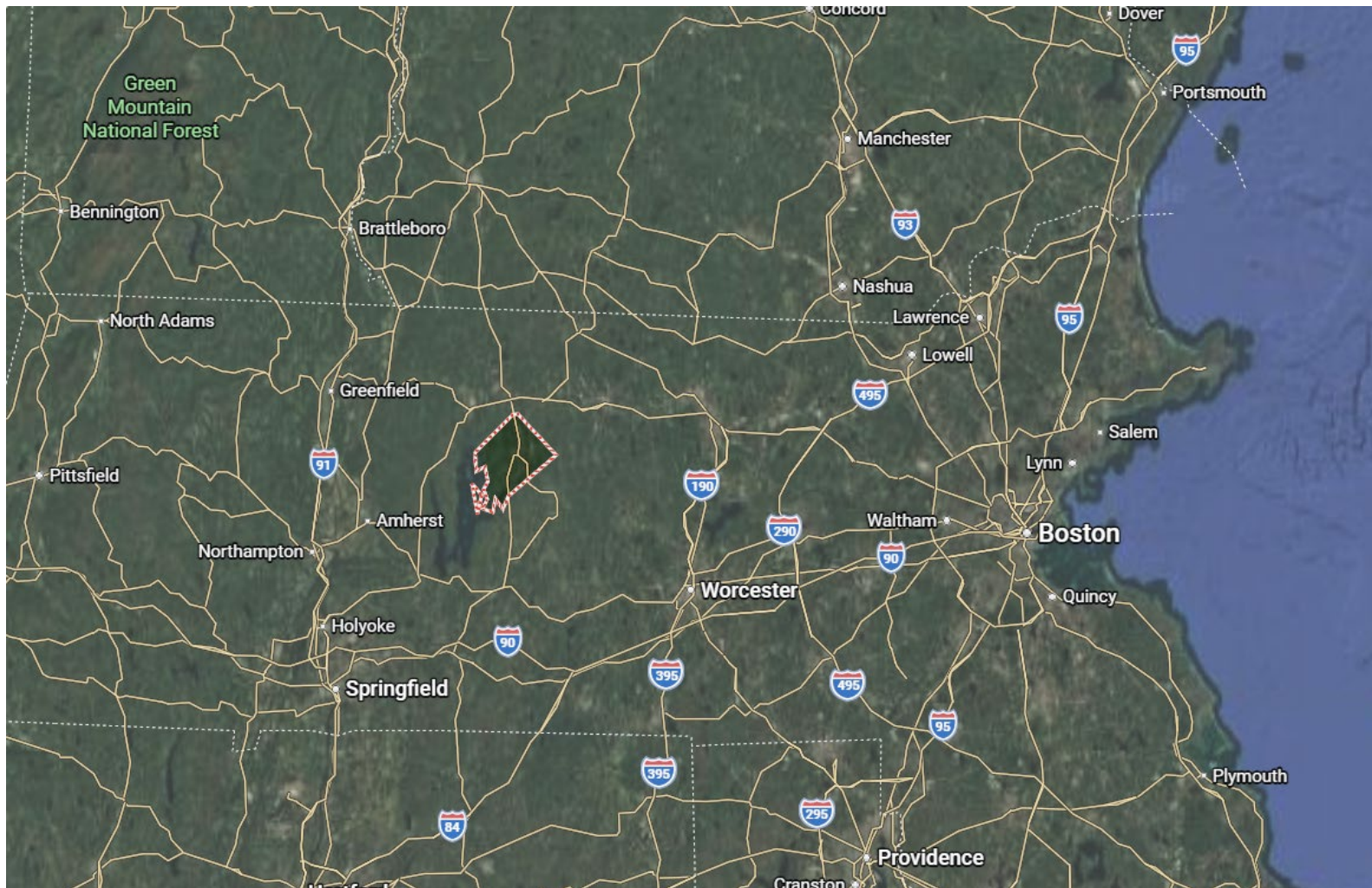
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