

For Sale
Retail
\$750,000



915 Main Street

Holyoke, Massachusetts 01040

Property Highlights

- Well-established tenants
- 40+ paved parking spaces
- High traffic area
- Easy access to Interstate 391

Property Description

A free-standing commercial consisting of two retail units that contains a total of approximately 2,520 square feet. One tenant is well established convenience store that has a beer and wine license, a limited seasonal liquor license and high volume of lottery sales. The second tenant is a restaurant that recently signed a five (5) year lease at \$1,200 per month. The convenience has a proven track record of success, and all existing equipment will remain with the convenience store, presenting an attractive turnkey opportunity for potential buyers. The business equipment will include all coolers, freezers and racks for displaying items.

OFFERING SUMMARY

Sale Price	\$750,000
Building Size	2,520 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.5 Miles	2,661	\$51,415
1 Mile	12,468	\$50,269
3 Miles	74,780	\$56,022



For more information

Dave Moore

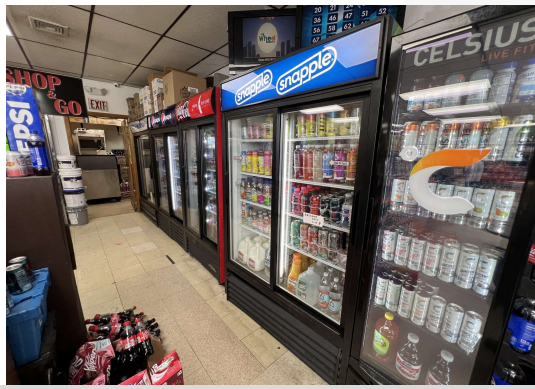
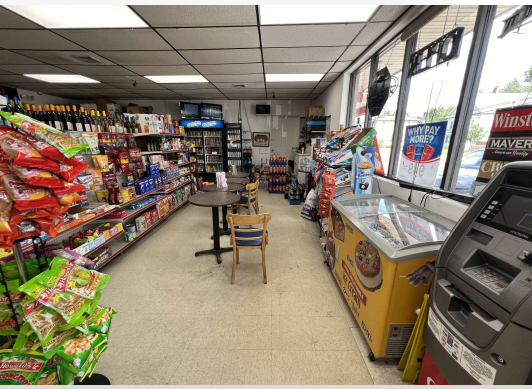
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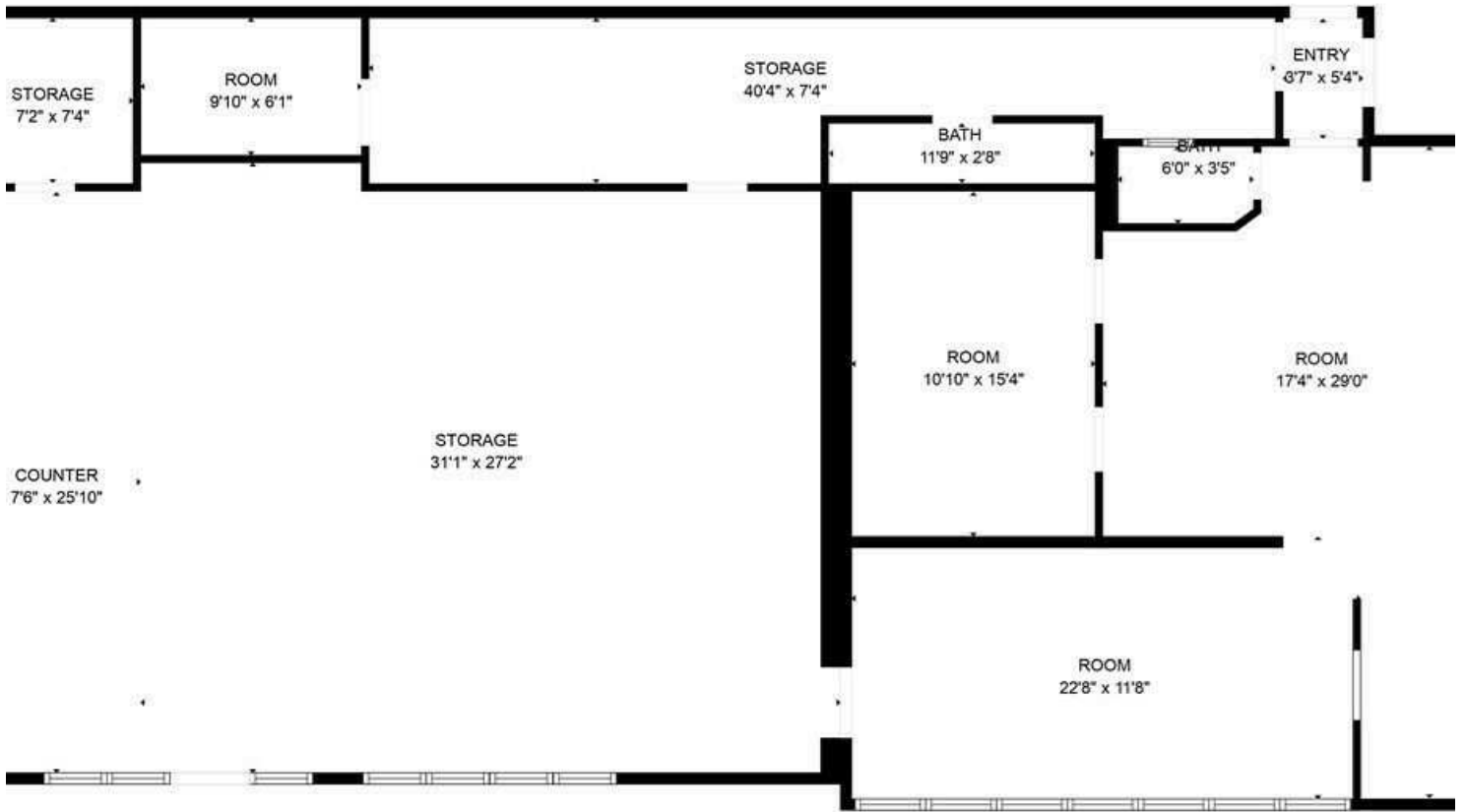
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GROSS INTERNAL AREA
FLOOR 1: 2271 sq. ft
TOTAL: 2271 sq. ft

~SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.~

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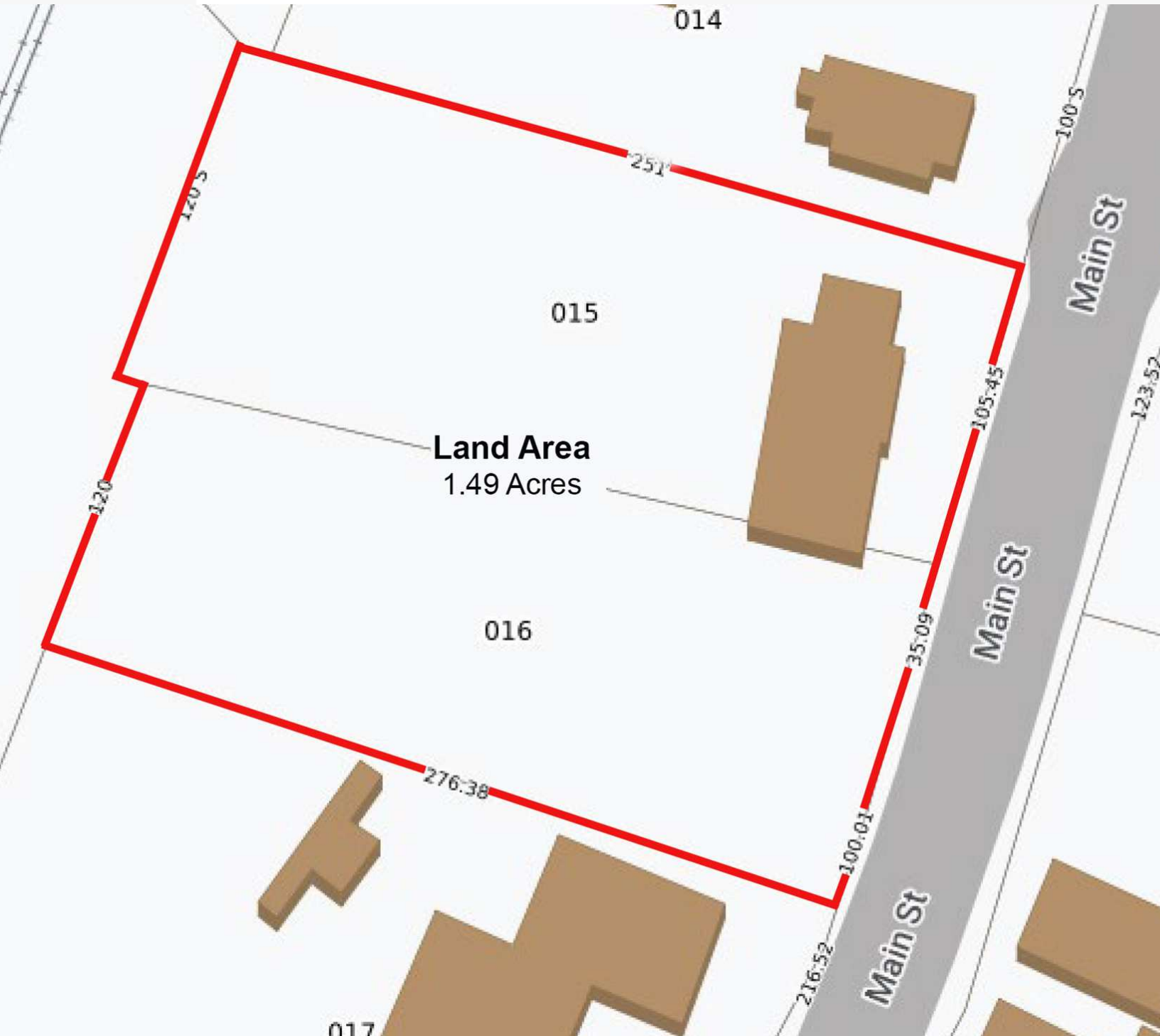
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PROPERTY HIGHLIGHTS

Beer and Wine License	12 Months
Liquor License	Cannot use Jan. 15th - March 1st
Gross Sales	\$500,000
Net Income	\$85,000
Labor Costs	\$15/hour x 100 hours for 7 days
Real Estate Taxes	\$12,231
NET	\$85,000
LOTTERY COMISSION	\$50,000

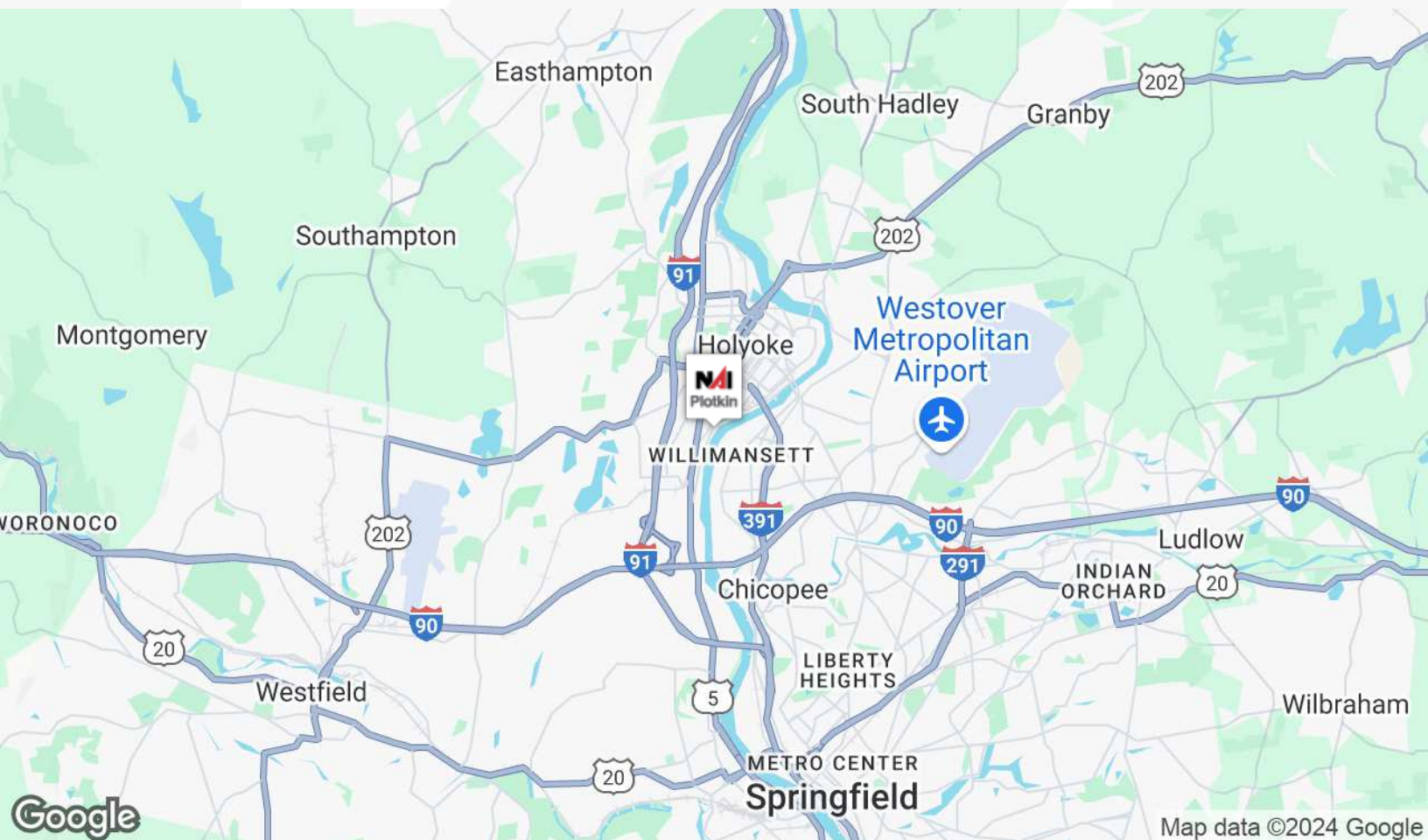
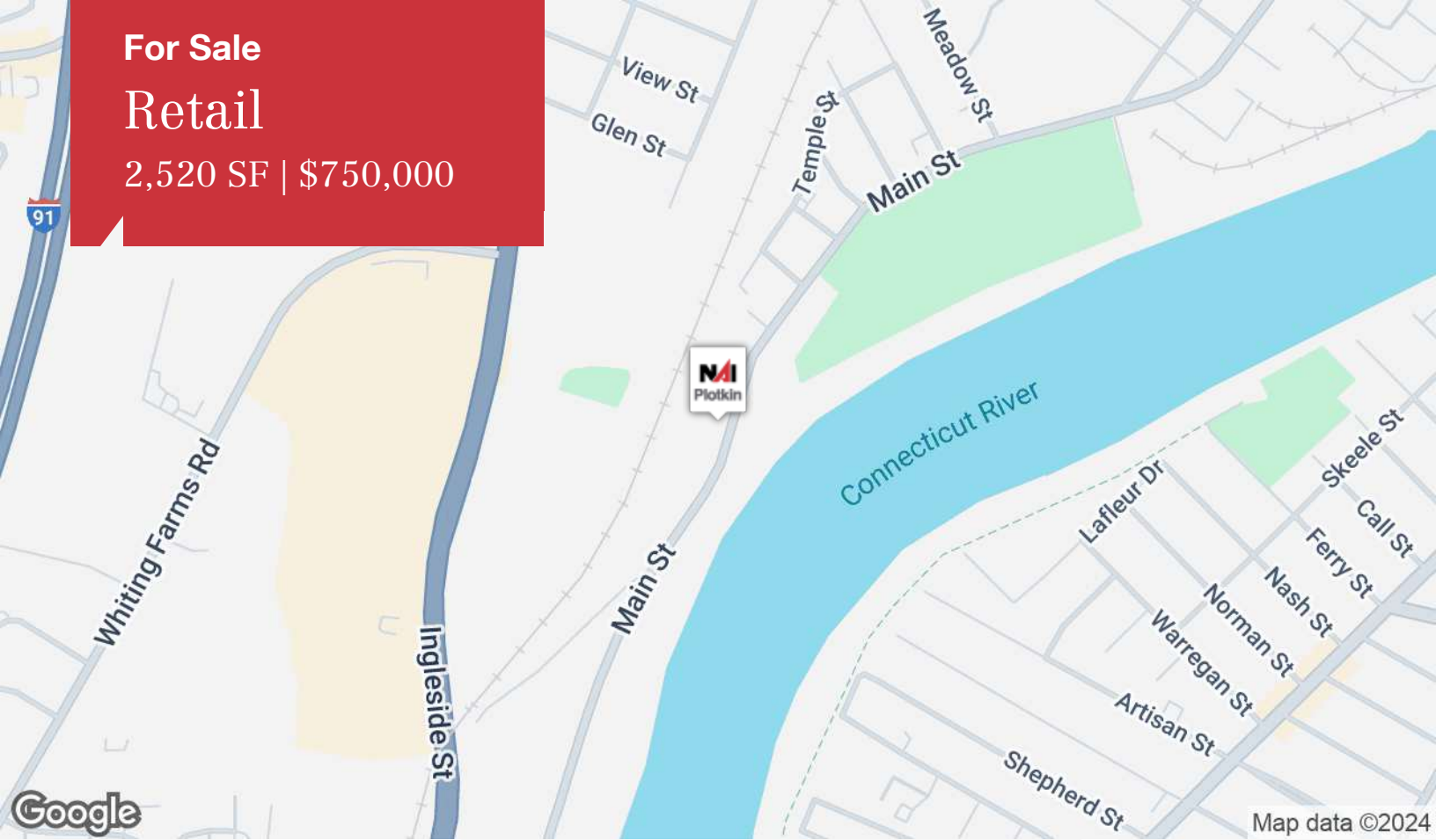
ADDITIONAL INFORMATION

Additional Rental Income	
Restaurant - Chicken Restaurant	\$1,200/month
Lease Term	Five (5) year lease
Abutter - Tractor Dealer leases small strip of land along southern boarder	\$500/month
Lease Term	Month to Month
Located on heavily traveled artery	
Roof is 3 years old	
Business includes tobacco sales	

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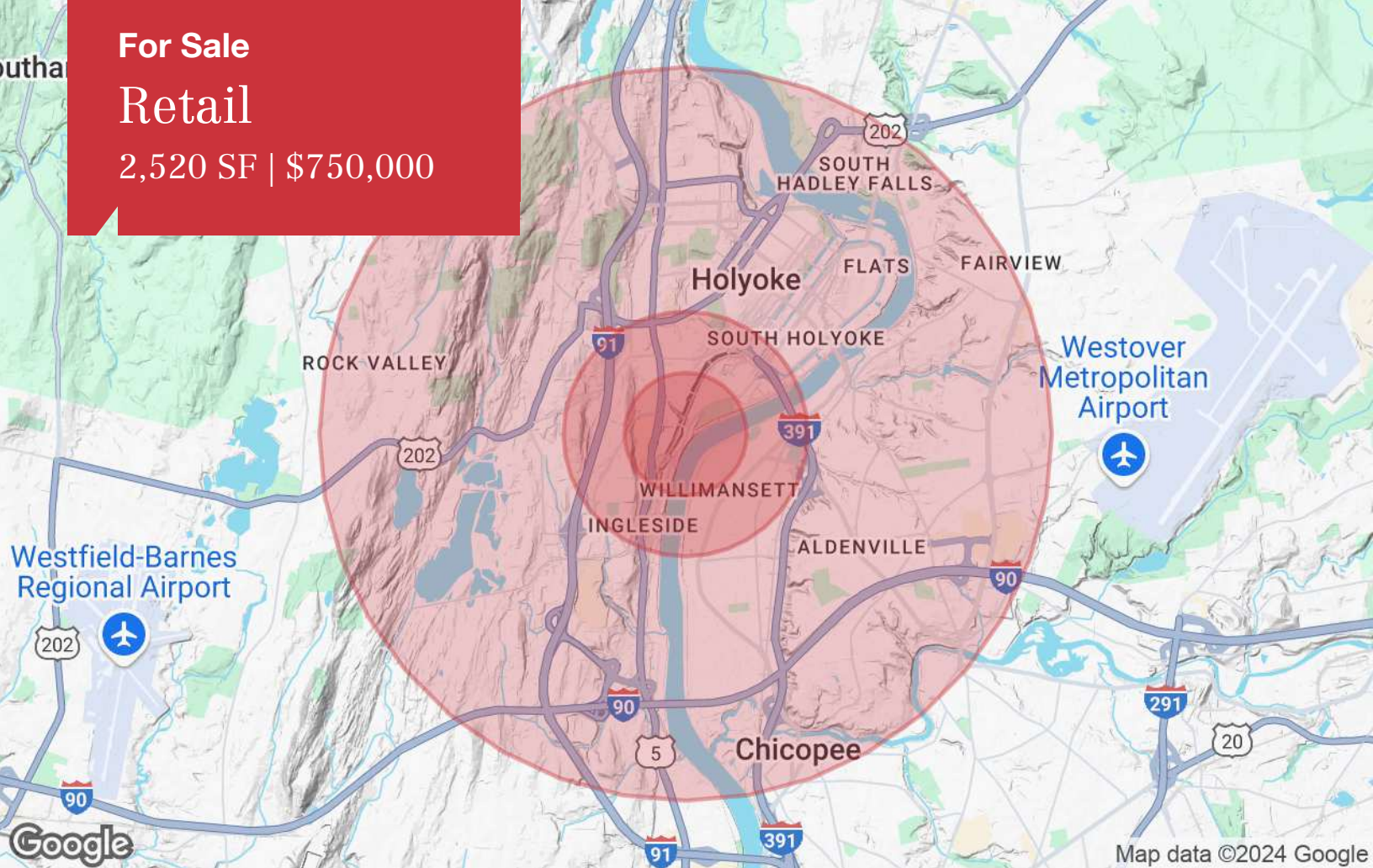
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Population

	0.5 Miles	1 Mile	3 Miles
TOTAL POPULATION	2,661	12,468	74,780
MEDIAN AGE	42.9	38.5	38.5
MEDIAN AGE (MALE)	41.7	37.5	36.8
MEDIAN AGE (FEMALE)	44.4	40.9	40.8

Households & Income

	0.5 Miles	1 Mile	3 Miles
TOTAL HOUSEHOLDS	1,350	5,715	33,503
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$51,415	\$50,269	\$56,022
AVERAGE HOUSE VALUE	\$156,988	\$158,791	\$170,743

Race

	0.5 Miles	1 Mile	3 Miles
% WHITE	88.2%	85.1%	87.6%
% BLACK	3.7%	4.9%	4.6%
% ASIAN	3.1%	3.1%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.4%	0.2%
% OTHER	4.9%	6.4%	5.9%

Ethnicity

	0.5 Miles	1 Mile	3 Miles
% HISPANIC	35.7%	42.1%	39.6%

* Demographic data derived from 2020 ACS - US Census