

# 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.

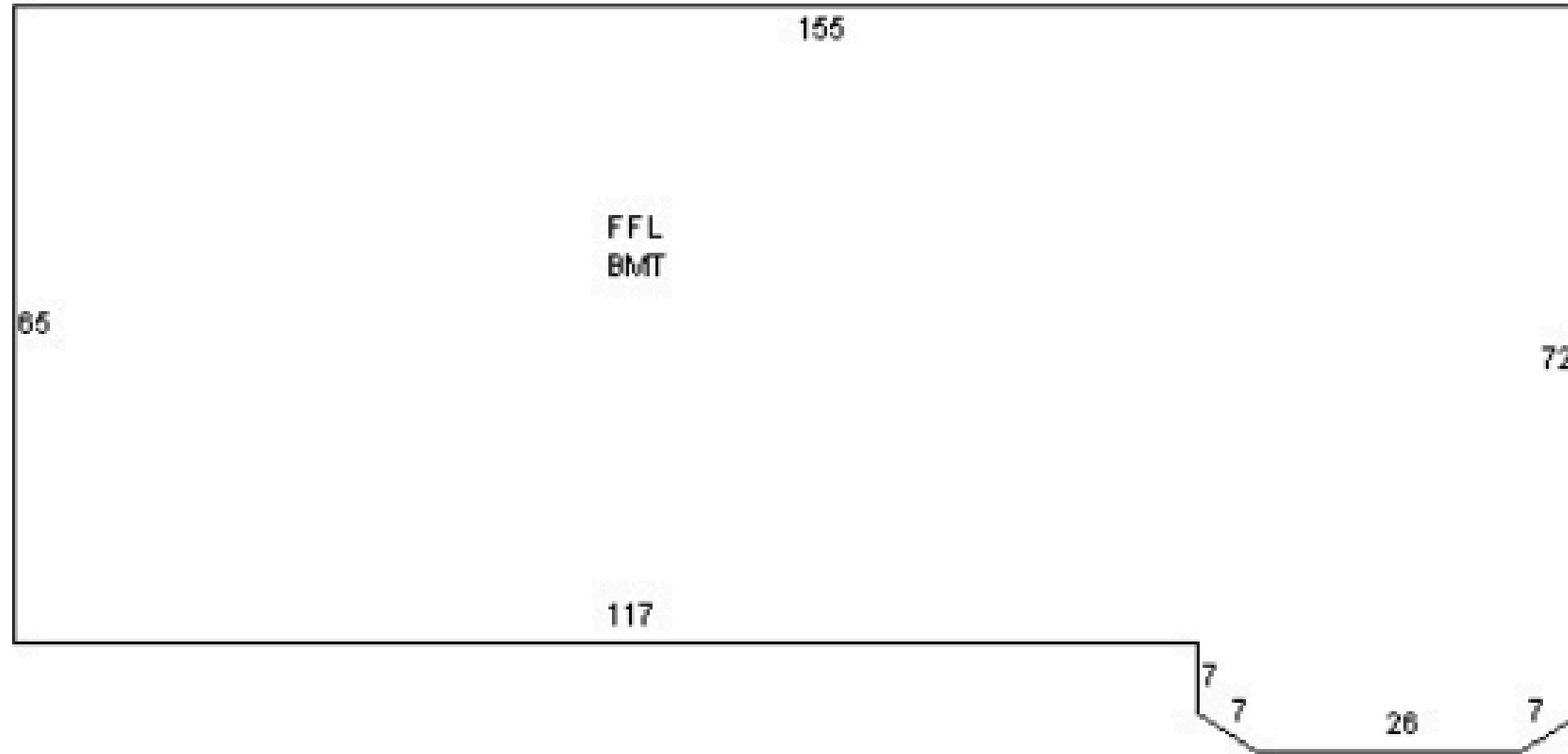
The building is multi-tenanted consisting of the owner's businesses, Aaron's lease to own retailer, and parking tenants. Downstairs (below grade at rear of the building) there is another level of warehouse and industrial area consisting of approximately 7,564 square feet.

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

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

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

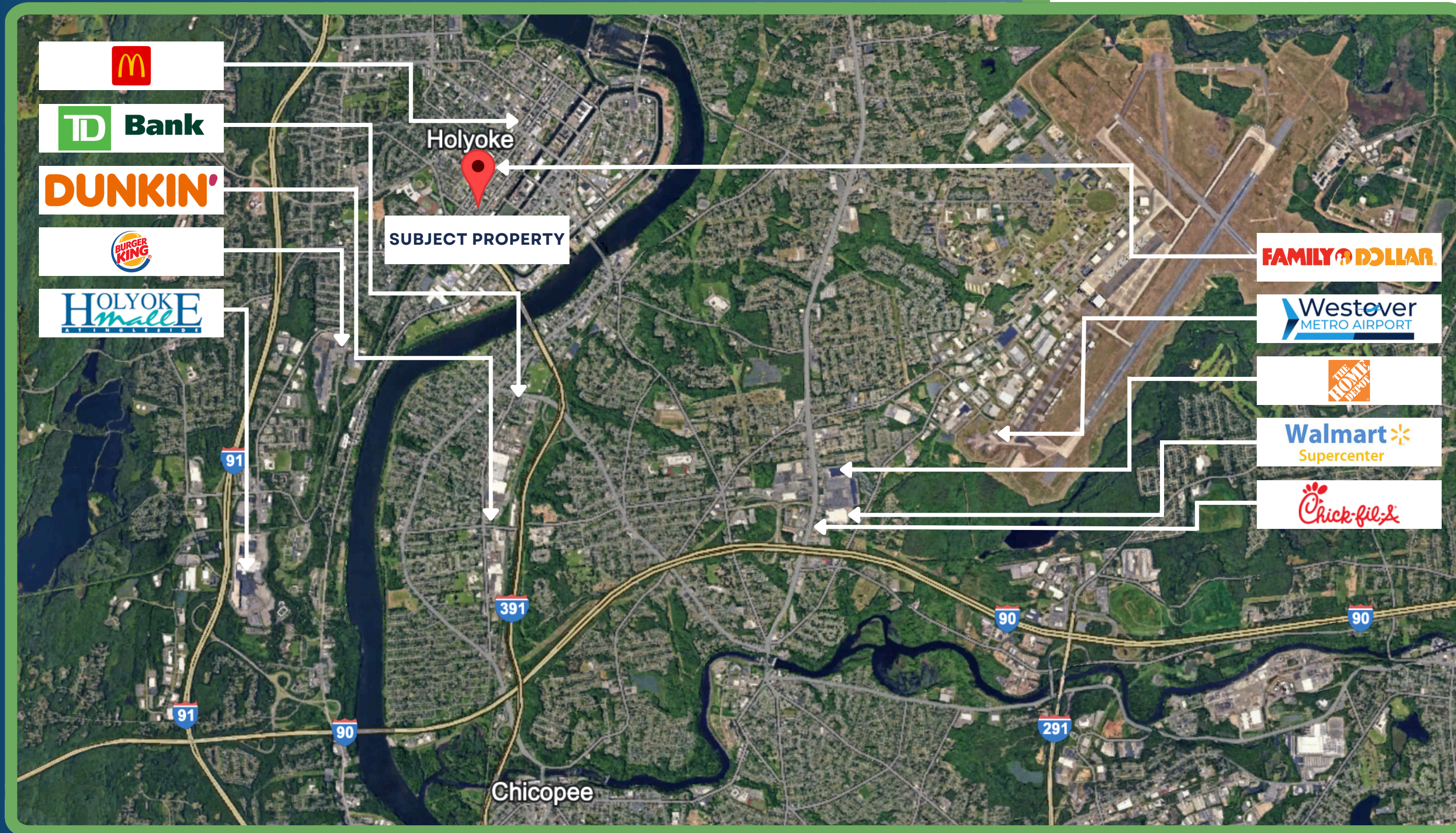


# FLOOR PLAN



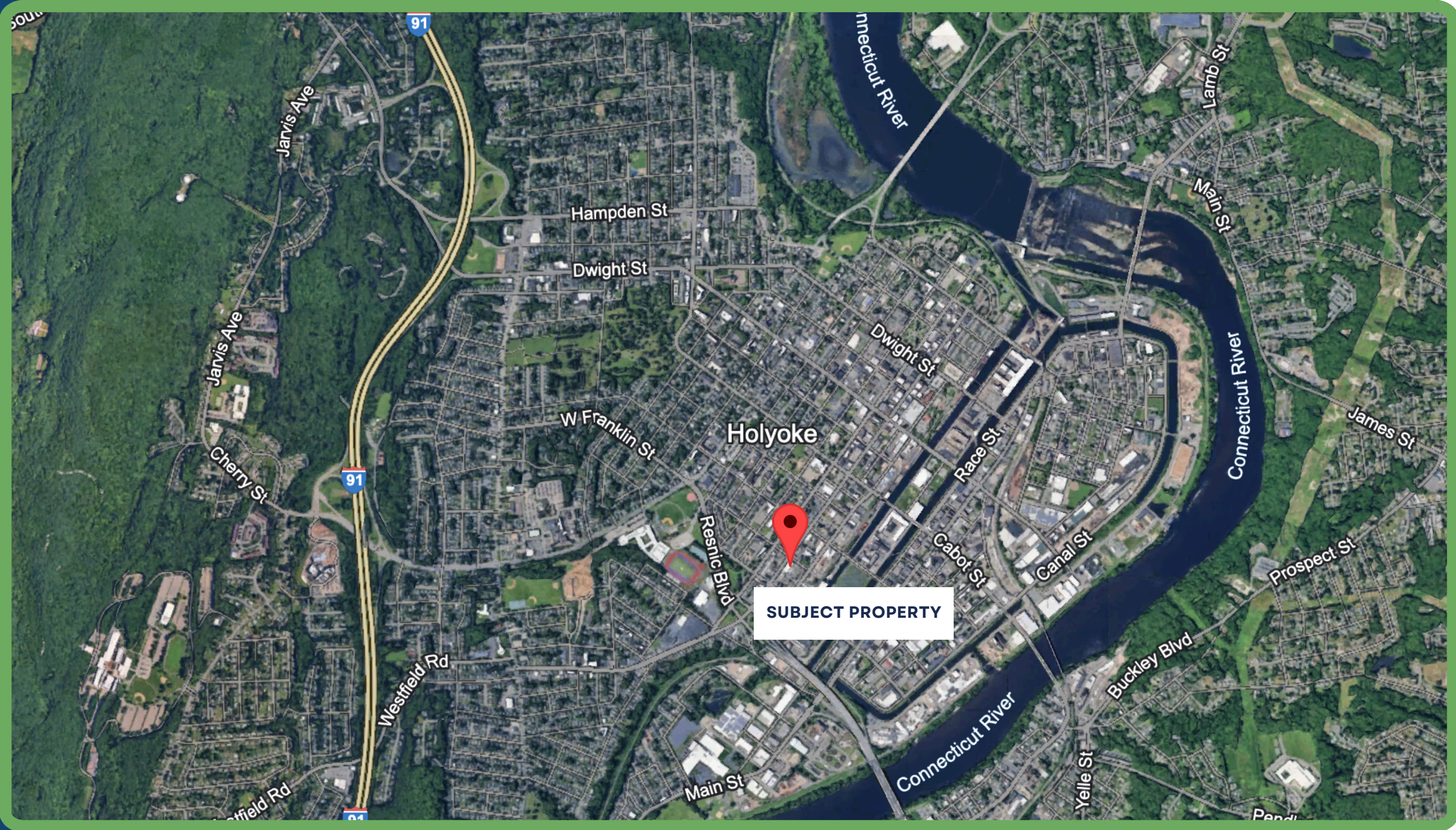
# SITE MAP

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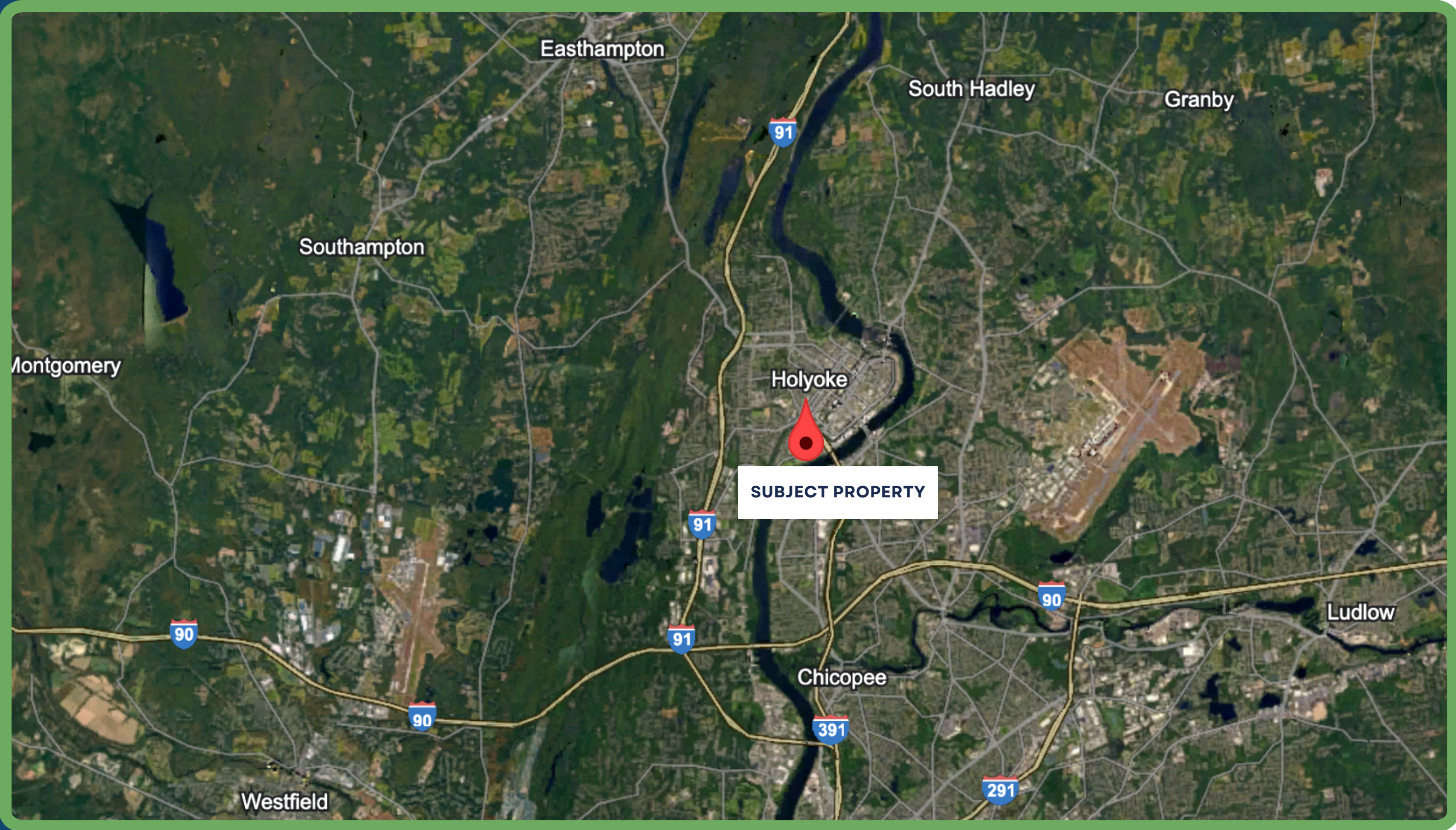
# AREA MAP

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# CITY MAP

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# REGIONAL MAP

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