

An aerial photograph of a residential property. In the center, there is a house with a grey roof and white siding, featuring a small porch on the left. To the right of the main house is a red building with a blue roof. The property is surrounded by lush green trees and a large green lawn. A paved road with a yellow double line runs along the left side of the property. In the background, other houses and a yellow construction vehicle are visible.

REGION

Commercial Real Estate

30 SUGARLOAF STREET
SOUTH DEERFIELD, MA 01373

SALE PACKAGE

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OPPORTUNITY OVERVIEW

Region Commercial is pleased to offer, on an exclusive basis, 30 Sugarloaf Street, South Deerfield, MA, a residential multi-family property consisting of three units. The property includes one studio, one one-bedroom unit, and one two-bedroom unit. The property is currently 100% occupied.

Located near downtown South Deerfield, the property provides access to local shops, restaurants, breweries, outdoor trails, and schools. The property also offers convenient access to major highways, including Interstate 91, providing connectivity throughout the Pioneer Valley, Five College area, and surrounding communities. UMass Amherst, Amherst College, Smith College, and Mount Holyoke College are all a short drive to the south.

PROPERTY PACKAGE



Property	Description	Projected 2026 Revenue	Projected 2026 OPEX	Projected 2026 NOI
30 Sugarloaf Street	3-unit house: studio, 1BR, 2BR. 100% occupied (studio pending renovation).	\$51,600	\$11,155	\$40,445

BUILDING & SITE DETAILS - 30 SUGARLOAF STREET



Square Footage	4,156 SF
Taxes	\$4,500
Units	3-unit house: studio, 1BR, 2BR. 100% occupied (studio pending renovation).
Year Built	1900
Land Area	0.24 Acres
Building Entry Access	Private Entrances
On-site Parking	Small gravel lot, private
In-Unit Laundry	Yes
Roof	Asphalt
Roof Age	7 years old
Heat/AC	Electric heat upstairs in 1 bed, natural gas forced hot water in 2 bedroom, electric in rear studio. No AC provided to tenants.
Age of Heating & AC Systems	10 years old
Recent Capital Improvements	2 and 1 bedroom are renovated - new kitchens, appliances, vanities, etc. Rear studio is not renovated and has no lease (month-to-month)
Siding Material	Vinyl (new)
Exterior Features	One deck affixed to middle unit (2 bedroom)
Handicap Accessible	No
Electric Provider	Eversource Electric
Power Source	Grid
Water & Sewer	Municipal

NEARBY LANDMARKS



Yankee Candle Village

Yankee Candle Village in South Deerfield, Massachusetts, is the flagship destination of the Yankee Candle brand and a longstanding regional attraction.

The village combines specialty retail with dining, seasonal events, hands-on activities, and the company's expansive Candle Emporium. Originally established in South Deerfield in the 1980s, the location has grown into a recognizable Pioneer Valley destination that draws visitors throughout the year.



Magic Wings Butterfly Conservatory

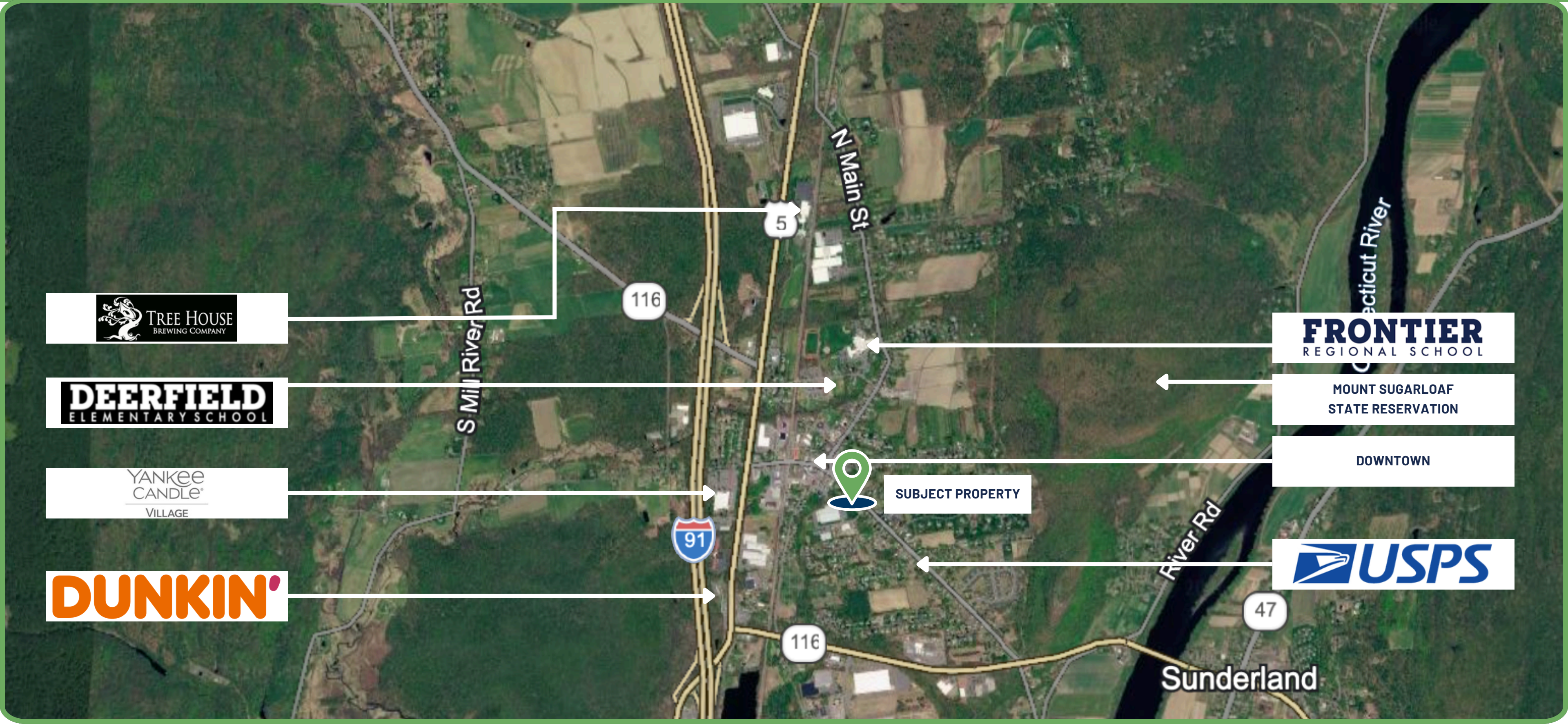
Magic Wings Butterfly Conservatory in South Deerfield, Massachusetts, is one of the region's distinctive year-round attractions and one of the country's largest indoor butterfly conservatories. Its 8,000-square-foot tropical conservatory is home to more than 4,000 free-flying butterflies representing more than 70 species, along with tropical plants, koi ponds, reptiles, and other wildlife. The facility also features educational exhibits, a gift shop, outdoor gardens, and community programming.



Mount Sugarloaf State Reservation

Mount Sugarloaf State Reservation in South Deerfield, Massachusetts, is a prominent natural landmark overlooking the Connecticut River Valley. The reservation offers hiking, picnicking, scenic viewing, and seasonal access to the South Sugarloaf summit, where visitors can take in expansive views of the surrounding Pioneer Valley.

AREA MAP



MOUNT SUGARLOAF
STATE RESERVATION

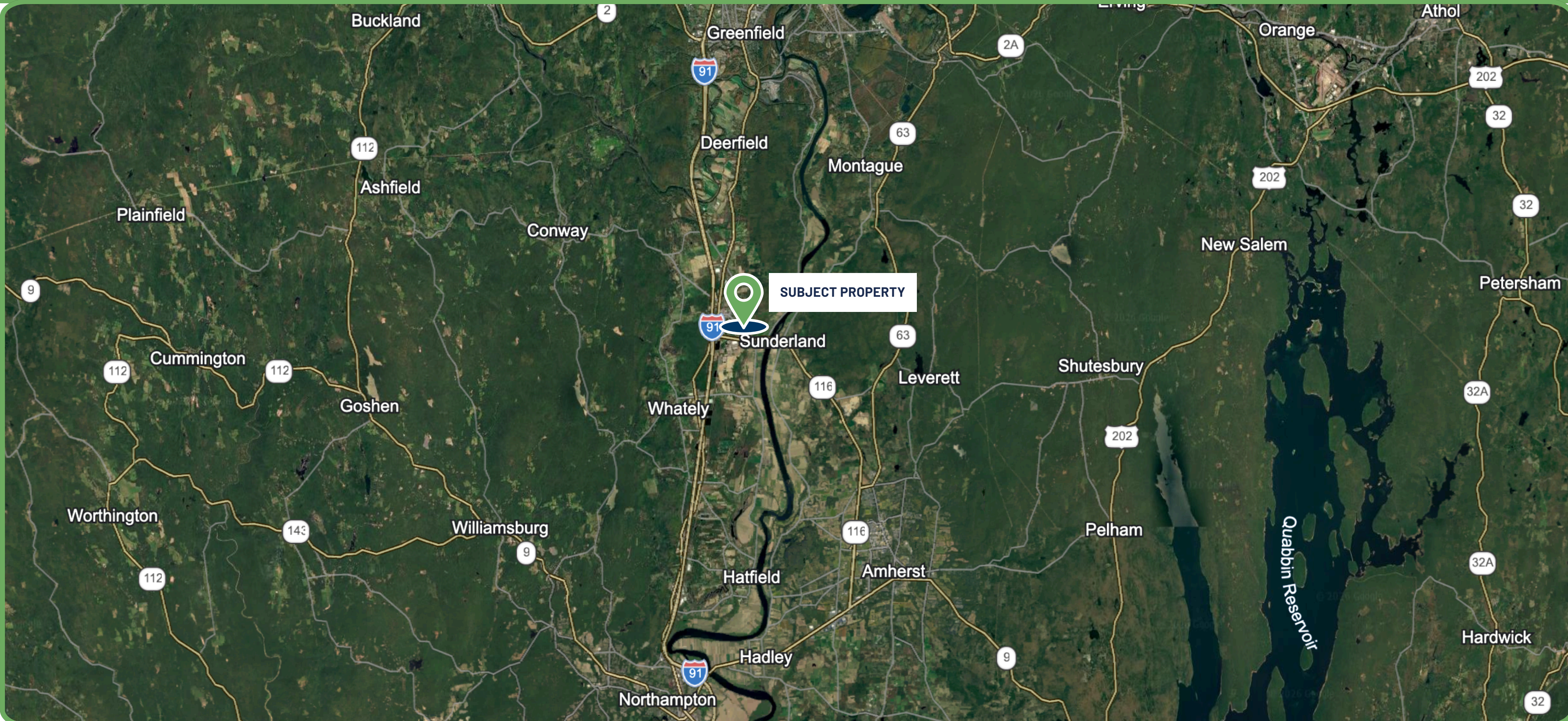
DOWNTOWN



SUBJECT PROPERTY

Sunderland

REGIONAL MAP

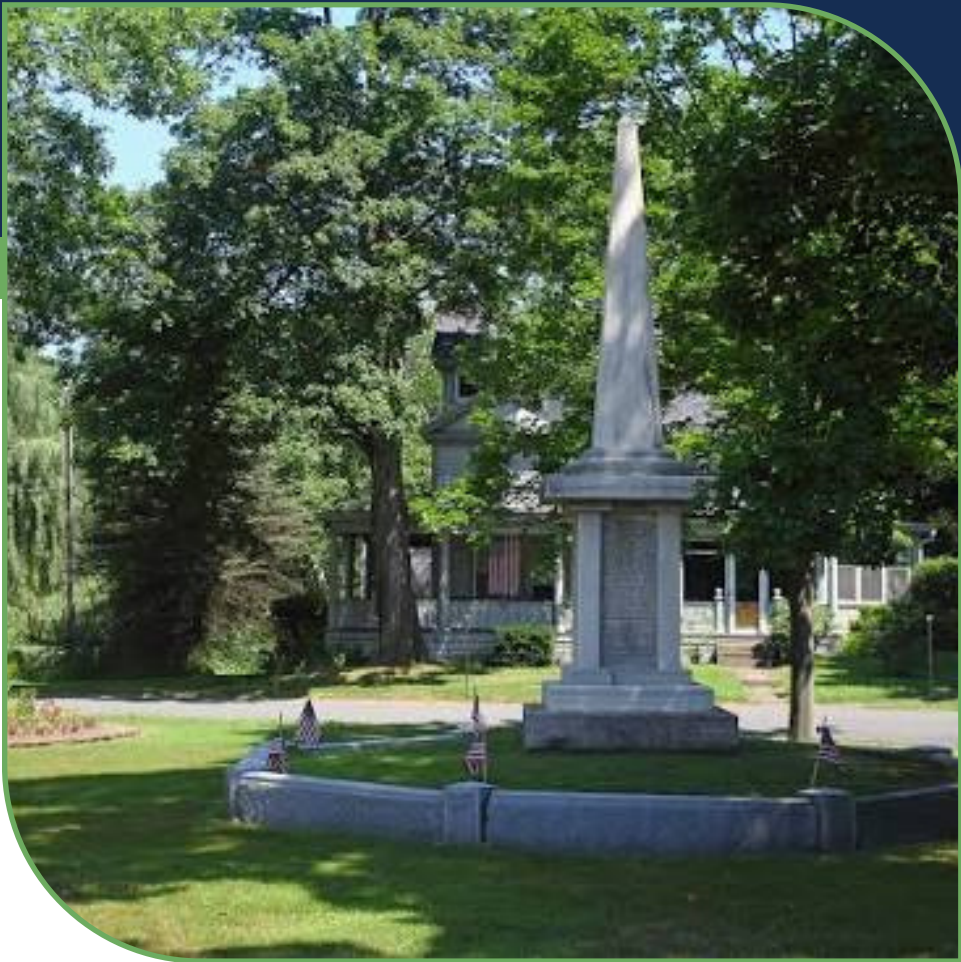


LOCATION

SOUTH DEERFIELD, MASSACHUSETTS

South Deerfield is an established village within the Town of Deerfield, positioned along Routes 5 & 10 with convenient access to Interstate 91. Its location provides connections to Northampton, Amherst, Greenfield, and surrounding Pioneer Valley communities, while the village itself provides local retail, services, dining, and community amenities.

The area combines an established residential base with a mix of employment, educational, retail, and recreational destinations. South Deerfield has also been identified by the Town as an area for additional housing development, including multifamily housing, rental apartments, adaptive reuse, and small-scale infill.



5,177

2024 Estimated Town Population

\$60,422

Per Capita Income

\$106,136

Median Household Income

LOCATION CONTINUED

OVERVIEW AND METRICS

ESTABLISHED RESIDENTIAL COMMUNITY

South Deerfield is an established village within Deerfield, with residential neighborhoods, local services, schools, and community facilities concentrated around the village center.

IDENTIFIED HOUSING OPPORTUNITY

Town planning documents specifically identify South Deerfield Village as an area for additional housing, including multifamily housing, rental apartments, accessory apartments, rehabilitation, and infill development.

MULTIFAMILY & RENTAL DEVELOPMENT

The Town's housing planning has identified opportunities for multifamily and mixed-use development along Routes 5/10 and within South Deerfield Village. The Town's more recent 2025 Community Preservation Plan also identifies increasing housing choices and rental opportunities as housing objectives.

REGIONAL EMPLOYMENT ACCESS

Deerfield's location provides access to employment centers throughout the Pioneer Valley and Franklin County. Town-wide, the latest Census data reports a 69.5% labor-force participation rate and a 17.6-minute mean commute time.

CONNECTIVITY

Routes 5 & 10 and Interstate 91 provide convenient regional access, with Amherst, Northampton, and Greenfield all within the broader Pioneer Valley/Franklin County market.

REGION

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