

REGION

Commercial Real Estate

40 CENTER STREET
NORTHAMPTON, MA 01060

SALE PACKAGE

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REGION CO LLC (d/b/a “Region Commercial”) and should not be made available to any other person or entity without the written consent of REGION CO LLC. This Marketing Brochure has been prepared to provide summary, unverified, information and the information contained herein is not a substitute for a thorough investigation of all considerations concerning the purchase or sale of the Subject Property. By reviewing this document it is expressly understood that all parties should conduct their own independent analysis. REGION CO LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Buyers must verify the information and bears all risk for any inaccuracies.

REGION CO LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of REGION CO LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of REGION CO LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective Buyers. REGION CO LLC is a Massachusetts Limited Liability Company (“LLC”).

All rights reserved.

REGION



PROPERTY OVERVIEW

Region Commercial is pleased to offer 40 Center Street, Northampton, MA for sale on an exclusive basis. Situated on 0.11 acres, the property features a charming two-story office building with approximately 4,209 square feet of space.

A longtime part of the Northampton community, the property has a history of serving as a professional office space while maintaining the character of a historic downtown property. Fully renovated in 2016, the interior includes individual therapist/private offices and a beautifully appointed community room.

Located on Center Street, the Property is in downtown Northampton and part of the City's established mix of retail, restaurants, professional services, and cultural destinations. The location provides convenient access to surrounding neighborhoods and major regional roadways, including Route 9 and Interstate 91.

BUILDING & SITE DETAILS

Square Footage	4,209 SF
Taxes	$12,092
Stories	2
Foundation	Concrete
Roof	Asphalt
Roof Age	Unknown
Year Built	1880
Land Area	0.11 Acres
On-site Parking	1 space
Ceilings	9-10'
Recent Improvement Projects	Total renovation in 2016
Frontage	55'

Sprinkler	No
Basement	Yes, unfinished
Bathrooms	4
Kitchen	Fridge, Microwave, Sink
Water & Sewer	Municipal
Gas Provider	Bay State Gas
Electric Provider	National Grid
Heat	Forced hot air
AC	3 zones
Zoning	Commercial
Internet/Phone Provider	Comcast

REGION

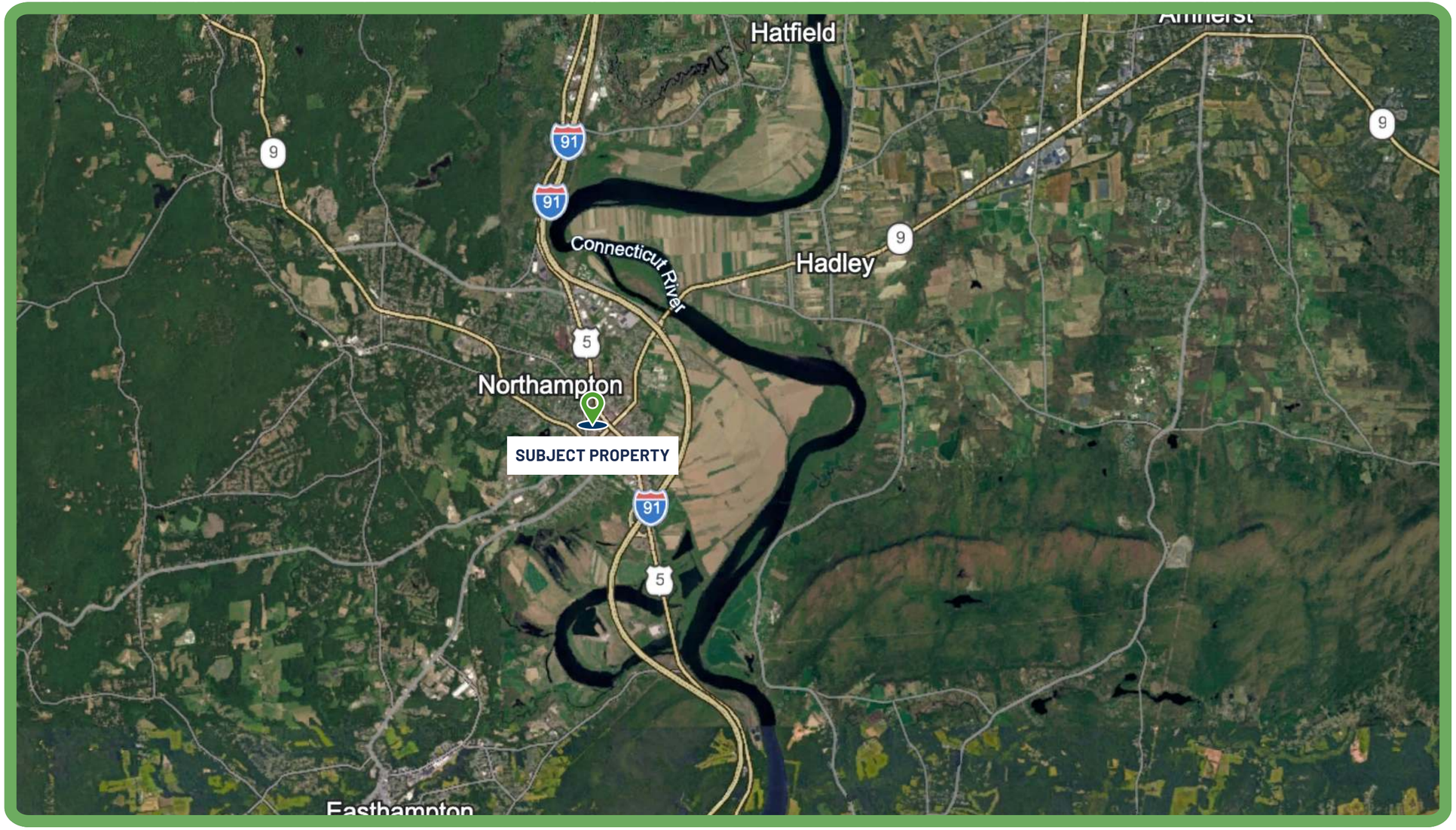
SITE MAP


29 CENTER ST
21 CENTER ST
50 CENTER STREET
86 MASONIC STREET
40 CENTER STREET
1
40 CENTER STREET
40 CENTER STREET
2
Center Street
78 MASONIC ST
79 MASONIC STREET
CENTER ST
46 CENTER ST
24 CENTER ST
16 CENTER ST

AREA MAP


The Hotel Northampton
SCMA
ACADEMY OF MUSIC
SMITH COLLEGE
SUBJECT PROPERTY
CVS
TD Bank
THORNES MARKETPLACE
Union St
Henshaw Ave
Prospect St
State St
Gothic St
10
Green St
West St
Pleasant St

REGIONAL MAP











REGION



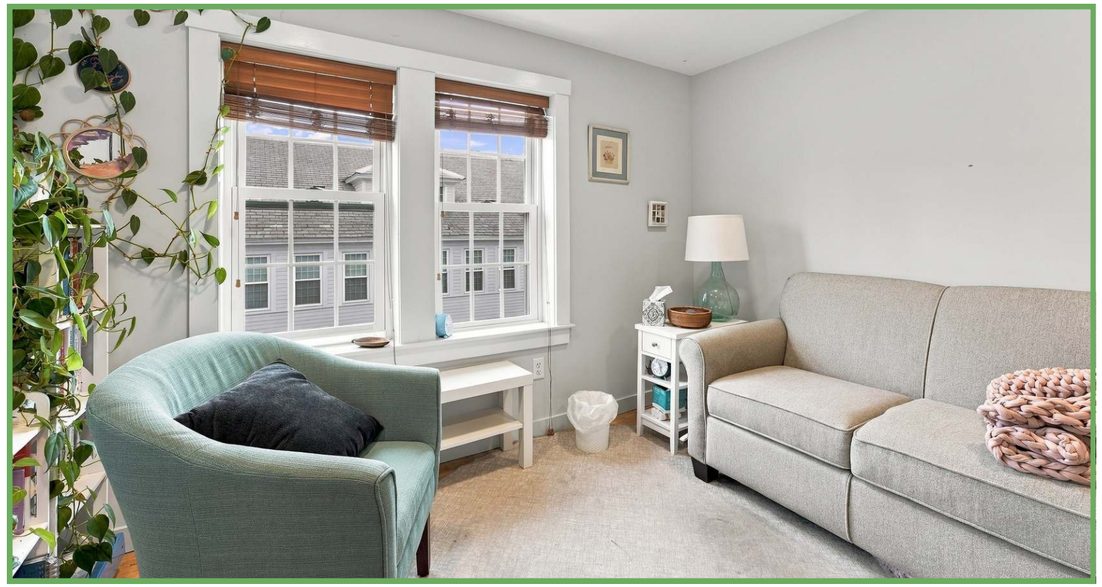






REGION









REGION


BLACK
WOMAN


LOWE'S


TRIGGER POINTS—Upper Torso
TRIGGER POINTS—Head and Neck

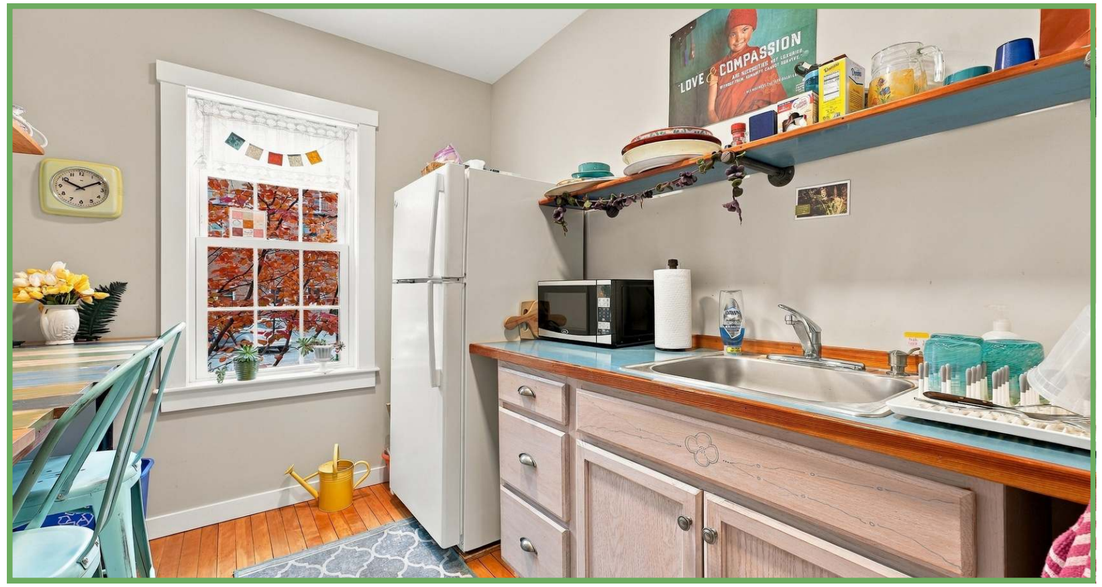


REGION









REGION



REGION

CONTACT US

Mitch Bolotin
P: 413-415-1200
C: 413-537-2020
E: mitch@regionco.com
LIC (MA): 134459
REGION CO LLC

Ben Bolotin
P: 413-415-1200
C: 413-530-3215
E: ben@regionco.com
LIC (MA): 9582125
REGION CO LLC